



# JOHN WAYNE MARINA



**PAST – PRESENT – FUTURE**

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## **HISTORY**

### **Acquisition of Property**

By the 1960s, the Port recognized the need for another marina east of Port Angeles, preferably located in or near the city of Sequim. Proposals to build a marina located near the Dungeness Spit met with stiff opposition from the environmental community, but in 1975 actor John Wayne (1907-1979) donated to the Port approximately 25 acres of mostly tidelands at Pitship Point on Sequim Bay for the purpose of constructing a marina. During his life, Wayne frequently sailed his yacht, The Wild Goose, in the Pacific Northwest and liked the area so much that he bought property in Sequim including an additional 100+ acres along Sequim Bay that is still owned by the Wayne family. The tidelands offer came with the condition that marina construction begin by 1980.

### **Design and Permitting**

In 1976 the Port began work in the preparation of environmental and engineering reports, acquisition of other properties, and in various other endeavors to obtain Federal, State and local agencies approvals to proceed with the construction of the Marina. In 1979 John Wayne died and the marina property was left to his children, subsequently his children transferred their interest in the property to Wayne Enterprises. By 1980 the Port had not yet commenced construction of the marina due to the environmental review process, thus the property reverted to Wayne Enterprises.

The Port proceeded with the permitting and design for the marina and in 1981 Wayne Enterprises re-transferred 28.9 acres of tidelands and 1 acre of upland to the Port for the purpose of constructing a marina. The Port agreed that the marina would be known as “John Wayne Marina”.

### **Construction Phasing**

The Federal Corps of Engineers and Clallam County permits were issued and construction on John Wayne Marina began in the autumn of 1983. The Marina was built in the dry and construction was conducted in the following phases:

- 1983** – Begin construction of marina basin
- 1984** – Begin construction of marina moorage structures, upland improvements, administration building and marina access road (Whitefeather Way)
- 1985** – Conducted paving of parking lots and access road. **Marina dedicated on September 14, 1985**
- 1986** – Installed security gates at floats
- 1987** – Expanded “G” Float
- 1989** – Expanded “F” Float, constructed south parking lot, and completed harbormaster office and restaurant facility
- 1994** – Expanded “C” and “E” Float

## PRESENT

Located at Pitship Point (Longitude 123°02'18"W / Latitude 48°03'43"N) in Sequim Bay (approximately 18 miles east of Port Angeles), John Wayne Marina is easily accessible from Seattle, the San Juan Islands, and Canada. Transient moorage is usually available for those who wish to boat up to Sequim Bay and enjoy the weekend. Its location, plus top-notch amenities, has made it a destination for boaters and non-boaters alike. The marina features permanent and guest moorage, excellent marine services such as a restaurant, showers, laundry and banquet facilities, and boat launch ramps, fuel facilities, public beach access, and picnic areas.

The marina is protected by a 1,900 lineal feet rip rap breakwater and currently has 299 slips, ranging in length from 15 to 100 feet (end-ties). The marina is well utilized, with occupancy rates averaging approximately 93% in recent years. Occupancy is near 100% in the peak season (May through September) and declines somewhat in the off-peak season (October through April).

Existing marina floats are constructed of concrete and wood and secured with creosote treated guide piles. Current slip size distribution is detailed below in Table 1.

**Table 1: John Wayne Marina Slip Distribution**

	FLOATS									
LENGTH (ft)	B	C	d	e	F	G	H	# OF SLIPS	LINEAL ft	
15						2		2	30	
28		17	36	18				71	1,988	
30				18	30			48	1,440	
32					29			29	928	
36						24		24	864	
40							17	17	680	
42		21						21	882	
45						10		10	450	
50	16						11	27	1350	
ET 38				1				1	38	
ET 50		1						1	50	
ET 58	1							2	58	
ET 64			1					2	64	
ET 68						1		2	68	
ET70					1			2	70	
ET98							1	3	98	
BS	10	6		10		5	6	37	1,322	
Total								<b>299</b>	<b>10,380</b>	

Notes: ET = End-tie; BS = Broadside; Assumption is average boat length of 36 feet.

## Tenants

Dockside Grill  
Sequim Bay Yacht Club  
The Water Limousine

## Amenities

Restrooms  
Showers  
Laundry  
Restaurant  
Public Meeting Room  
Park and beach access  
Boat launch  
Sewer Pump-Out  
Gas  
Diesel  
Wi-Fi - This service is free to paying marina tenants

## CAPITAL PROJECTS

Over the next 20 years there will need to be significant reinvestment of capital into the marina to maintain the current level of services offered. Following are few of the more significant projects (greater than \$500,000) that will need to occur. Under each project there is a short description of the project, the assumptions and a rough order of magnitude budgetary cost estimate. Each estimate is completed as if the project were to occur in 2018. To estimate the future cost an annual inflation percentage of 2.8% is applied, which is recommend by the Washington State Office of Financial Management.

### PROJECT SUMMARY TABLE

The table below is a summary of the projects, budget estimates, project year and the inflated cost of the project. The estimates within the table have been rounded to the nearest \$10,000 for ease of presentation.

PROJECT DESCRIPTION	2018 \$ (ROUNDED)	PROJECT YEAR	PROJECT YEAR \$
PARKING LOT REHAB. 1	\$ 400,000	2024	\$ 470,000
SEWER CONNCECTION TO SEQUIM	\$ 730,000	2026	\$ 910,000
PARKING LOT REHAB. 2	\$ 420,000	2026	\$ 520,000
ADMIN. BLDG. MAINT. & IMPROVEMENTS	\$ 750,000	2027	\$ 960,000
MARINA REDEVELOPMENT	\$ 12,900,000	2035	\$ 20,630,000
SHORELINE & BREAKWATER RESTORATION	\$ 1,000,000	2035	\$ 1,600,000

**Total Capital Improvements 2023-2038**

**\$16,200,000**

**\$25,090,000**

**MARINA REDEVELOPMENT** (Estimated Construction Date 2035)

**Project Description:** This project consists of demolition and complete replacement of wooden pile, utilities, floats and fingers, site furnishings, gangways and fuel system (excluding upland tanks).

**Assumptions:** It is assumed that this would be a complete replacement and potential reconfiguration of the Marina depending on the outcome of a future moorage study. Replaced float area and number of piles will be the same as existing. The actual construction project would be phased and constructed over multiple years, but for ease of presentation it is shown as a single project. The 30% contingency is adequate to cover the additional cost due to phased construction.

**SANITARY SEWER CONNECTION** (Estimated Construction Date 2026)

**Project Description:** This project consists of selective demolition to existing sewer line, complete demolition of the existing wet well, construction of a new lift station and associated piping. City of Sequim sanitary sewer connection fee is based on 16 equivalent residential units based on (2) 2" water services.

**Assumptions:** Connection to City of Sequim sanitary sewer with W. Sequim Bay Road Right of Way just north of the main Marina entrance at the central parking lot.

**PARKING LOT REHABILITATION** (Estimated Construction Dates of 2024 & 2026)

**Project Description:** Complete demolition of existing asphalt at the north, central and south parking lots, fine grading and reuse of existing crushed rock, installation of new asphalt, pavement markings and traffic control.

**Assumptions:** Additional stormwater improvements such as incorporation of Low Impact Development Best Management Practices would not be required.

**SHORELINE AND BREAKWATER RESTORATION** (Estimated Construction Dates of 2030)

**Project Description:** Project would consist of installation to repair shoreline armoring (rip rap) along the marina shoreline and breakwater. The replacement would be a mix of Heavy Loose Rip Rap and Light Loose Rip Rap.

**Assumptions:** Work to be performed from water side due to limited access from upland. It is not possible to accurately predict the timing or the scope of this work, but undoubtedly there will need to be significant maintenance and repairs completed in the future due to natural wave action erosion and potential heavy storm events.

**JWM Administration Building** (Estimated Construction Dates of 2027)

**Project Description:** This project would consist of replacement of floor coverings, siding, roofing, windows, interior and exterior paint, deck waterproof weather coating, remodel of restrooms and commercial kitchen, heat pump replacement and lighting upgrades.

**Assumptions:** Project would be split up into multiple smaller projects, but for ease of presentation they were lumped together into one project.

## **Permitting Overview**

Development and maintenance projects in or above marine environments generally require permits from federal, state agencies and local government (City of Sequim).

The permit process for in-water projects usually takes 6-months to 24-months and requires the submittal of a Joint Aquatic Resource Permit application to four or five distinct local, state and federal agencies.

Local municipality permits are required to cover local building codes and meet the requirements of the Shoreline Management Act. Federal and State permits are usually required when impacts to navigable waters or fish and wildlife habitat are anticipated. Development activities waterward of the mean higher high water (MHHW) for tidal waters are regulated by the U.S. Army Corps of Engineers (USACE or Corps), Washington State Department of Ecology (ECY), and the Washington State Department of Fish and Wildlife (WDFW).

In addition, the National Oceanographic and Atmospheric Administration (NOAA Fisheries) and U.S. Fish and Wildlife Service (USFWS) must concur that any project requiring federal approvals (a USACE permit, for example) is consistent with the Endangered Species Act (ESA). These agencies will require that proposed projects avoid or reduce project impacts on certain fish and wildlife species through design and/or environmental controls or mitigate impacts through restoration activities.

John Wayne Marina Past-Present-Future  
Appendix A: Rough Order of Magnitude Cost Estimates

ITEM NO.	DESCRIPTION	QUANTITY	UNITS	TOTAL COST		TOTALS
				Unit Cost	Total	CHECK Amount
<b>Marina Rehabilitation</b>						
1	Remove Reinstall Rubber Bumpers	200	EA	\$ 81.00	\$ 16,200.00	\$ 16,200.00
2	Demo Walers and rub boards	44,626	LF	\$ 2.35	\$ 104,871.10	\$ 104,871.10
3	Remove through rods	11,156	EA	\$ 5.00	\$ 55,780.00	\$ 55,780.00
4	Remove and replace Concrete Pads	239	EA	\$ 139.00	\$ 33,221.00	\$ 33,221.00
5	Remove Existing and install new Cleats	1,200	EA	\$ 71.00	\$ 85,200.00	\$ 85,200.00
6	Demo Utilities	10,254	LF	\$ 1.50	\$ 15,381.00	\$ 15,381.00
7	Potable Water	3,418	LF	\$ 15.00	\$ 51,270.00	\$ 51,270.00
8	Electrical	1	LS	\$ 1,250,000.00	\$ 1,250,000.00	\$ 1,250,000.00
9	Fire Line	3,418	LF	\$ 20.00	\$ 68,360.00	\$ 68,360.00
10	Dock Boxes	100	EA	\$ 549.00	\$ 54,900.00	\$ 54,900.00
11	Lumber Disposal	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
12	Demo Floats	29,053	SF	\$ 1.25	\$ 36,316.25	\$ 36,316.25
13	Float Disposal	3,411	CY	\$ 16.00	\$ 54,576.60	\$ 54,576.60
14	Install New Floats	29,053	SF	\$ 82.35	\$ 2,392,514.55	\$ 2,392,514.55
15	Demo Finger	23,259	SF	\$ 1.25	\$ 29,073.75	\$ 29,073.75
16	Dispose of Fingers	2,541	CY	\$ 16.00	\$ 40,656.00	\$ 40,656.00
17	Install Monolith Fingers	23,259	SF	\$ 72.35	\$ 1,682,788.65	\$ 1,682,788.65
18	Pile Demo and Disposal	134	EA	\$ 470.00	\$ 62,980.00	\$ 62,980.00
19	Pile Install	134	EA	\$ 4,000.00	\$ 536,000.00	\$ 536,000.00
20	Pile Hoops	134	EA	\$ 850.00	\$ 113,900.00	\$ 113,900.00
21	Gangways	5	EA	\$ 21,500.00	\$ 107,500.00	\$ 107,500.00
22	Fuel System	1	LS	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
		1		\$ -	\$ -	\$ -
ITEM OR SCHEDULE TOTAL					\$ 7,011,488.90	\$ 7,011,488.90

SUBTOTAL	\$ 7,011,488.90
5% General Conditions	\$ 350,574.44
10% Mobilization	\$ 701,148.89
12% Contractor OH & P	\$ 841,378.67
30% Contingency	\$ 2,103,446.67
8.8% WSST	\$ 968,707.31
3% Permitting	\$ 210,344.67
10% A/E Consulting	\$ 701,148.89
<b>TOTAL</b>	<b>\$ 12,888,238.43</b>

ITEM NO.	DESCRIPTION	QUANTITY	UNITS	TOTAL COST		TOTALS
				Unit Cost	Total	CHECK Amount
<b>Shoreline and Breakwater Restoration</b>						
1	Heavy Loose Rip Rap 9-13.1(1)	7,700	TN	\$ 44.00	\$ 338,800.00	\$ 338,800.00
2	Light Loose Rip Rap 9-13.1(2)	3,250	TN	\$ 38.50	\$ 125,125.00	\$ 125,125.00
		1		\$ -	\$ -	\$ -
ITEM OR SCHEDULE TOTAL					\$ 463,925.00	\$ 463,925.00

SUBTOTAL	\$ 463,925.00
10% General Conditions	\$ 46,392.50
10% Mobilization	\$ 46,392.50
15% Contractor OH & P	\$ 69,588.75
30% Contingency	\$ 139,177.50
8.8% WSST	\$ 67,361.91
15% Permitting	\$ 69,588.75
20% A/E Consulting	\$ 92,785.00
<b>TOTAL</b>	<b>\$ 995,211.91</b>



John Wayne Marina Past-Present-Future  
Appendix A: Rough Order of Magnitude Cost Estimates

ITEM NO.	DESCRIPTION	QUANTITY	UNITS	TOTAL COST		TOTALS CHECK Amount
				Unit Cost	Total	
<b>Administration Building</b>						
1	Floor Coverings	4,555	SF	\$ 6.25	\$ 28,468.75	\$ 28,468.75
2	Hardie Board Siding	2,648	SF	\$ 6.86	\$ 18,165.28	\$ 18,165.28
3	Torch Down Roofing	700	SF	\$ 13.25	\$ 9,275.00	\$ 9,275.00
4	Sheet Metal Roof	3,607	SF	\$ 12.00	\$ 43,284.00	\$ 43,284.00
5	Windows	816	SF	\$ 25.08	\$ 20,467.20	\$ 20,467.20
6	Interior Paint	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
7	Exterior Paint and Caulking	2,648	SF	\$ 4.00	\$ 10,592.00	\$ 10,592.00
8	Deck Waterproof Weather Coating	1	LS	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00
9	Remodel Mens Restrooms	2	EA	\$ 17,500.00	\$ 35,000.00	\$ 35,000.00
10	Remodel Womens Restrooms	2	EA	\$ 17,500.00	\$ 35,000.00	\$ 35,000.00
11	Remodel Meeting Room Kitchen	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
12	Replace HVAC HP-3	1	EA	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
13	LED Lighting Upgrades	44	EA	\$ 179.54	\$ 7,899.76	\$ 7,899.76
		1		\$ -	\$ -	\$ -
ITEM OR SCHEDULE TOTAL					\$ 358,151.99	\$ 358,151.99

SUBTOTAL	\$ 358,151.99
10% General Conditions	\$ 35,815.20
10% Mobilization	\$ 35,815.20
15% Contractor OH & P	\$ 53,722.80
30% Contingency	\$ 107,445.60
8.8% WSST	\$ 52,003.67
10% Permitting	\$ 35,815.20
20% A/E Consulting	\$ 71,630.40
<b>TOTAL</b>	<b>\$ 750,400.05</b>

ITEM NO.	DESCRIPTION	QUANTITY	UNITS	TOTAL COST		TOTALS CHECK Amount
				Unit Cost	Total	
<b>Sanitary Sewer Connection</b>						
1	City of Sequim Sewer Connection Fees	16	ERU	\$ 9,050.00	\$ 144,800.00	\$ 144,800.00
2	Sawcutting	100	LF	\$ 5.00	\$ 500.00	\$ 500.00
3	Excavation	156	CY	\$ 29.79	\$ 4,634.00	\$ 4,634.00
4	Backfill	140	CY	\$ 48.18	\$ 6,745.20	\$ 6,745.20
5	DI pipe 4"	105	LF	\$ 27.00	\$ 2,835.00	\$ 2,835.00
6	Sewer Pump Station	1	LS	\$ 190,000.00	\$ 190,000.00	\$ 190,000.00
		1		\$ -	\$ -	\$ -
ITEM OR SCHEDULE TOTAL					\$ 349,514.20	\$ 349,514.20

SUBTOTAL	\$ 349,514.20
10% General Conditions	\$ 34,951.42
10% Mobilization	\$ 34,951.42
15% Contractor OH & P	\$ 52,427.13
30% Contingency	\$ 104,854.26
8.8% WSST	\$ 50,749.46
10% Permitting	\$ 34,951.42
20% A/E Consulting	\$ 69,902.84
<b>TOTAL</b>	<b>\$ 732,302.15</b>

John Wayne Marina Past-Present-Future  
Appendix A: Rough Order of Magnitude Cost Estimates

ITEM NO.	DESCRIPTION	QUANTITY	UNITS	TOTAL COST		TOTALS CHECK Amount
				Unit Cost	Total	
<b>Pavement Rehabilitation</b>						
<b>North Lot</b>						
1	Pavement Demolition	1,053	SY	\$ 17.00	\$ 17,901.00	\$ 17,901.00
2	Haul and Dispose	712	TN	\$ 25.00	\$ 17,800.00	\$ 17,800.00
3	Fine Grade	1,055	SY	\$ 9.00	\$ 9,495.00	\$ 9,495.00
4	ACP	712	TN	\$ 130.00	\$ 92,560.00	\$ 92,560.00
5	Pavement Markings	2,600	LF	\$ 1.00	\$ 2,600.00	\$ 2,600.00
<b>Central Lot</b>						
1	Pavement Demolition	827	SY	\$ 17.00	\$ 14,059.00	\$ 14,059.00
2	Haul and Dispose	558	TN	\$ 25.00	\$ 13,950.00	\$ 13,950.00
3	Fine Grade	827	SY	\$ 9.00	\$ 7,443.00	\$ 7,443.00
4	ACP	558	TN	\$ 130.00	\$ 72,540.00	\$ 72,540.00
5	Pavement Markings	2,440	LF	\$ 1.00	\$ 2,440.00	\$ 2,440.00
<b>South Lot</b>						
1	Pavement Demolition	907	SY	\$ 17.00	\$ 15,419.00	\$ 15,419.00
2	Haul and Dispose	612	TN	\$ 25.00	\$ 15,300.00	\$ 15,300.00
3	Fine Grade	907	SY	\$ 9.00	\$ 8,163.00	\$ 8,163.00
4	ACP	612	TN	\$ 130.00	\$ 79,560.00	\$ 79,560.00
5	Pavement Markings	2,460	LF	\$ 1.00	\$ 2,460.00	\$ 2,460.00
6	Traffic Control	400	HR	\$ 50.00	\$ 20,000.00	\$ 20,000.00
ITEM OR SCHEDULE TOTAL					\$ 391,690.00	\$ 391,690.00

SUBTOTAL	\$ 391,690.00
10% General Conditions	\$ 39,169.00
10% Mobilization	\$ 39,169.00
15% Contractor OH & P	\$ 58,753.50
30% Contingency	\$ 117,507.00
8.8% WSST	\$ 56,873.39
10% Permitting	\$ 39,169.00
20% A/E Consulting	\$ 78,338.00
<b>TOTAL</b>	<b>\$ 820,668.89</b>

<b>TOTAL ALL PROJECTS</b>	
Marina Rehabilitation	\$ 12,888,238.43
Shoreline and Breakwater Restoration	\$ 995,211.91
Administration Building	\$ 750,400.05
Sewer Connection	\$ 732,302.15
Pavement Rehabilitation	\$ 820,668.89
<b>TOTAL</b>	<b>\$ 16,186,821.43</b>