

Major Construction / Expansion / Upgrade Projects Summary

	Project Description	Est. Timeline	Est. Cost
1)	Clean Marina/Boat Yard Cleanup & Abandoned Boat Disposal	90 Days	\$45,000.00
2)	Equipment Certification/Renovation	90 Days	\$32,500.00
3)	Current Office Renovation	90 Days	\$65,000.00
4)	Wash Down Area	4 Months	\$65,550.00
5)	New/Updated Landscaping	6-10 Months	\$77,857.00
6)	Storm Water Filtration	6-18 Months	\$115,628.00
7)	Modification of Current Docks	6-18 Months	\$150,000.00
8)	Asphalt Concrete Restoration	2-3 Years	\$154,110.00
9)	Seawall	4-5 Years	\$950,000.00
Total Revitalization Projects			\$1,655,645.00
Budget for Cost Overruns			\$64,355.00
Overall Total Estimated Budget			\$1,720,000.00

Note: The following projects will be completed as funding from the Lessee is identified, but will be completed not longer than fifteen years after the commencement of the initial term of the lease.

10)	Metal Building - 25'x60'x25'		\$95,000.00
11)	New Floating Docks		\$358,200.00
12)	Dredging		\$1,400,000.00
Total Estimated Cost of Projects			\$3,573,200.00

1) Clean Marina/Boat Yard Cleanup & **ATTACHMENT C** Abandoned Boat Disposal



Summary

- *Clean up entire Marina area*
- *Properly dispose of old and abandoned boats*
 - *Utilize our best effort to contact the owners, otherwise we will use proper lien sale methods*
- *Remove current roof off of docks*
- *Remove all small dock fingers to accommodate larger boats*

- Estimated Cost - \$45,000
- No requirements to begin construction



2) Equipment Certification/Renovation



- Grease lube fittings on sheave pins
- Grease steering pivot points
- Grease trunnion pin
- Adjust and lube hoist chains
- Adjust cable tension on block
- Adjust wire rope
- Lubricate hoist wire rope
- Change filters
- Change hoist gear reducer oil
- Change drive gear reducer oil

3) Current Office Renovation

Summary

Renovate and restore a positive environment for the property.

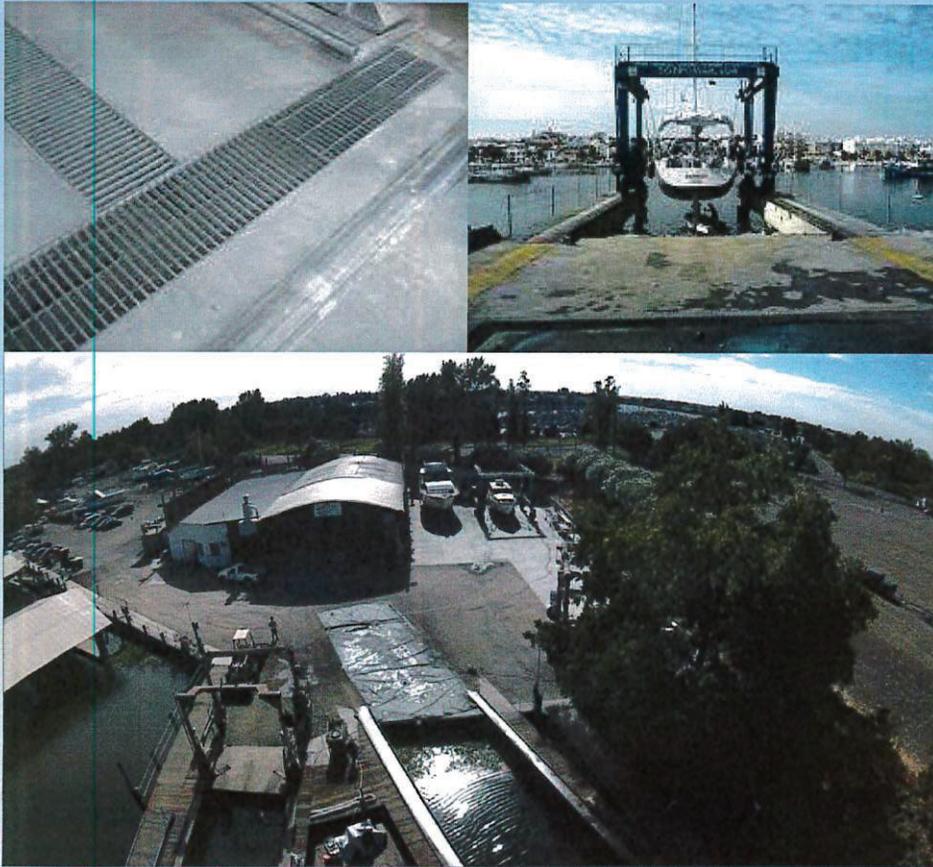
- Renovation is estimated to cost \$65,000
- Re-purpose store space to much needed office space and will include a meeting/conference room
- Remaining space will be utilized for parts and supplies
- Roof repairs as needed
- Addition of heating and air conditioning
- Create an inviting space where customers feel welcome and comfortable



4) Wash Down Area

Summary

Wash down area with a recycling tank and filter system so that water can be reused.



- Estimated Construction Pricing - \$65,550
- 50% Deposit required
- No requirements to begin construction
- Concrete slab, 6" thick 4500 PSI with reinforcements

5) New / Updated Landscaping

Summary



Build 2 new retaining walls – add irrigation for new trees & plants

- Estimated Landscaping Cost - \$77,857
- 50% Deposit required
- Duration of Project is expected to be 6-8 months
- Project is estimated to start in the first year
- 180'x32" tall retaining wall and footings
- 130'x24" tall retaining wall and footing
- Topsoil to fill in behind new walls
- New irrigation system for new plants and trees



6) Storm Water Filtration

Summary

Product and Installation of a Storm Water & Process Water Treatment System

- Estimated Filtration Pricing - \$115,628
- 50% Deposit required
- Duration of Project is estimated to take 60 days
- No requirements to begin construction, complies with the Clean Water Act
- Project is estimated to start within the first year
- Storm Water Collection and Treatment System – 5500 gallon Cone Bottom Tank
- Process Water Tank and Engine Test Tank – (1) 1500 gallon Cone Bottom and (1) 1100 gallon Flat Bottom
- Boatwash Tank and NF1200 Membrane Process – (1) 1100 gallon Flat Bottom Tank



7) Modification of Current Docks

Summary



Rejuvenate current docks until new floating docks project is attainable.

Pictures are illustrative only.



8) Asphalt Concrete Restoration

Summary



Grinding, Grading and Paving – 2.5” thick asphalt concrete

- Estimated Asphalt Pricing - \$154,110
- 50% Deposit required
- Duration of project is estimated at 2 years,
 - 50% completed year 1, final 50% year 2
- Contractor will be responsible for all required permits, plans
- Project start – Mutually agreeable time
- Underground Service Alert (USA) Notification (48 hours)



Illustration

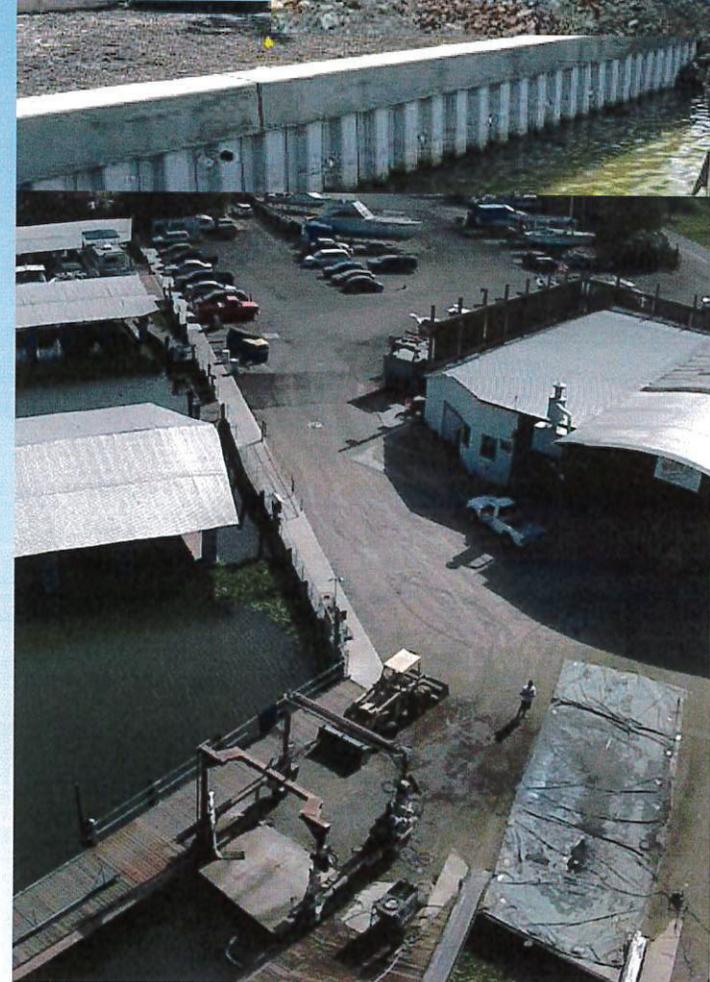
9) Seawall Construction

ATTACHMENT C

Summary

ESP 47.5 Modified Urethane Resin Composite 24' Grey

- Estimated Construction Pricing - \$950,000
- 50% Deposit required
- Payment plan structure – Purchase materials year 4, then begin construction
- Dimensions – approximately 450ft long and 5ft high from the current sidewalk
- Duration of Project – 4 years
- Requirements to begin construction – Permits will be required. Approval process can take up a year. Plans is to submit around the 4th year after takeover, once approved will purchase materials then begin construction.

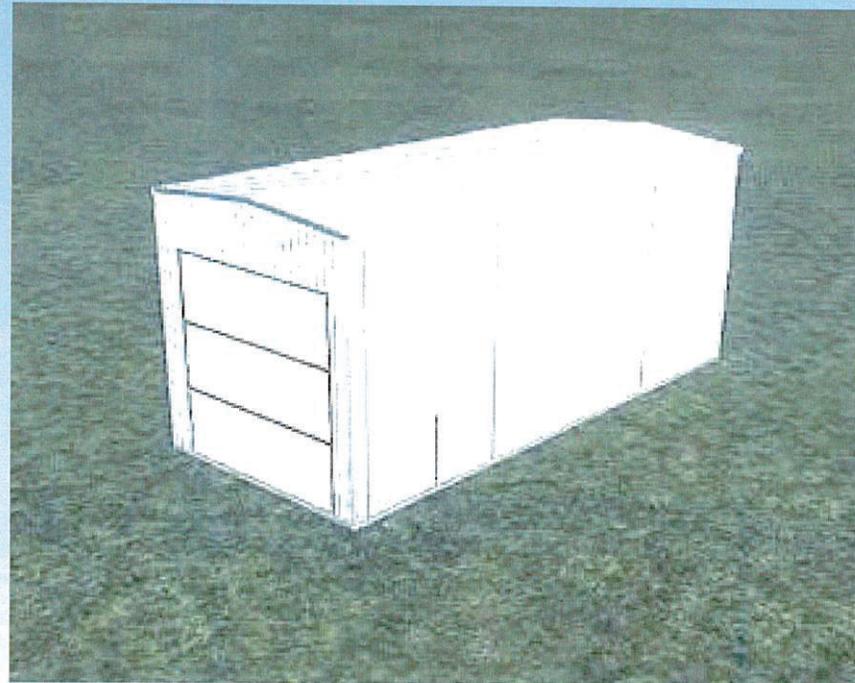


10) Metal Building

Summary – *Wish List Item for the Future*

New Pre-engineered Metal Building - 25' x 60'x 25

- Estimated Building Pricing - \$95,000
- Foundation for the building is already in place
- Does not include foundation, anchors, engineering, electrical, plumbing, etc.



11) New Floating Docks

Summary – *This project will be on hold until the dredging is in place*

Floating Dock 6'x250' x 2, 2'x50' Fingers x 32

- Estimated Dock Pricing - \$358,200
- Requirements to begin construction – Dredging needs to be completed
- Project start – 120-180 days from signing
- Plans, permits
- Encapsulated Floats
- Standard rub-rail around perimeter
- Standard cleats
- PTDF frame and decking
- Anchored with existing piles
- Delivered to Stockton, unloaded by others



Picture is for illustration purposes only.

12) Dredging



Summary

We are committed to dredging the property however, we believe the City of Stockton, River Point Landing and Pacific Boat Services & Marina can partner together to come up with a fair plan. When the time is right we will hire a surveyor to help us form a best practices plan for this project.

