

Date: July 13, 2022
To: Port of Illahee Board of Commissioners
From: John Piccone, P.E., Soundwest Engineering Assoc.
Subject: Projects Status Summary

Pier Inspection;

- The structural inspector has submitted his draft report of findings which are summarized as follows:
 - All of the concrete columns have major defects. We will want to discuss options for replacement.
 - Of all the timber support piles, 13 have major to sever damage. Some however are adjacent to more acceptable piles and we believe only 8 are in need of immediate replacement.
 - Numerous timber fender piles are severely decayed and some pose navigational hazards at this point. They will need to be removed, and replaced if necessary.
 - There are a few areas of damaged timber pile cross bracing that will need to be repaired or replaced.
 - The timber pile caps are mostly in acceptable condition at the moment, we may recommend a few minor repairs.
- The inspection was conducted in accordance with the ASCE Waterfront Facilities Inspection and Assessment Manual, which is a standard of the industry for inspections of this type. I've noticed some potential inconsistencies between the current inspection and the former 2010 inspection and methodology may be the reason however, before a final repair or replacement plan is developed, I'd like to look into those inconsistencies a bit further.
- I plan to submit the final report to you as soon as I've completed checking it. I will also prepare some preliminary recommendations and order of magnitude cost implications so we can discuss options and ramifications relative to the other dock and float improvements planned.

Kitsap County Permitting for Waterfront Improvements;

- The dept. of Ecology requested that we relocate the vault restroom to the back side of the lower parking area to move it further from the shore. They also requested that additional shoreline plantings be installed in that location. Although it turned out to be a rather difficult request to make work with the steep slopes, we have prepared a solution and submitted that to the County for approval.

- Recent correspondence with the County suggests (but by no means commits) that they are near a final decision of approval. I will of course keep you posted on any further issues they bring up, but it appears “we are through the woods” on that permit. The revised site plan and landscape plan are also attached.

Corps Permitting for Waterfront Improvements:

- The USACE permit is still essentially stalled as a result of the Suquamish Tribe objection. We sent a letter to the Tribe on June 10 requesting a meeting and the Tribe has completely failed to respond at all so far. In my experience this has been typical of the Suquamish Tribe. I’ve suggested Jim send another meeting request via email this week.
- I’ve spoken with the Port’s attorney about potential steps moving forward and we both agree that another letter should be sent to the Tribe and USACE within the next few weeks pushing the need to understand the specific details of the Tribes objection (which they have failed to provide thus far) so we can assess both the legal grounds of the objection as well as potential solutions to alleviate the Tribes concerns. I’ll plan to work with the attorney to draft that letter, and keep Jim updated on the content of that letter, before sending it to the Tribe and USACE near the end of July (assuming Jim’s email this week continues to fall on silent ears).

Store Site Renovation Approach:

- Based on our specific review of County Code, I believe the maintenance approach discussed at your last meeting will be the most financially viable solution and it should save the Port a considerable amount of cost and time. I plan to proceed with ordering a detailed topo survey of the store site so we can prepare a detailed “maintenance” renovation plan, septic design, water design if needed, and any minor drainage improvements necessary. From that point I’ll submit a ROW permit application (for the paving work in the ROW) and a building permit and septic permit application. Hopefully, the County will agree with this approach, and we’ll skip the site development activity permit requirement.

Grants & Funding Status

- We plan to submit another grant reimbursement request in August for design and permitting work to date and we will also keep RCO informed via periodic progress reports.

Upcoming Milestones and Action Items

- Schedule a topo survey of the store site in order to coordinate with the PLIA contractor for any minor grading changes after the cleanup work is complete.
- Hire a certified septic designer to complete a septic design for the store and explore the existing water service and anticipated future wet utility needs.

- Prepare store site ROW and building permit applications, submit when appropriate based on PLIA schedule and activities. We will need to discuss the building renovation and use a bit further prior to that point.
- Continue to pursue an avenue forward relative to the Corps permit and Tribal objection. Jim to email Tribe this week, then send follow up letter to Tribe and Corps last week of July.
- Once we have just a bit more certainty that the shoreline permit will be approved (anticipated by August or potentially sooner), finalize design of the upland portion of the waterfront improvements to the 95% level (essentially complete pending remaining county permits and final bidding criteria) so we can submit our site development activity permit for that work and hopefully get that portion out to bid by early 2023 even if the dock improvements are still not permitted by the USACE. Ideally, we would incorporate the store site work in that construction phase as well.
- Prepare the final draft of the pier inspection report and send to all Commissioners. Include preliminary information relative to options and costs so decisions regarding repair and replacement can be made and ultimately implemented.