

Date: August 10, 2022
To: Port of Illahee Board of Commissioners
From: John Piccone, P.E., Soundwest Engineering Assoc.
Subject: Projects Status Summary

Pier Inspection;

- We have prepared the attached figure summarizing the results of the pier inspection. The full report has been emailed to all Commissioners.
- I'm requesting direction from the Commission on next steps related to the pier inspection results. The following items are for your consideration:
 - It appears that 10 concrete columns should be replaced as soon as possible. Typically, these could be replaced with new steel piling driven immediately adjacent to the existing bents. The pile can be driven along the outside of the pier or through an opening in the pier deck as necessary and fitted with a support bracket connecting the pile and exiting bent.
 - It also appears there are 7 to 10 locations where timber piles should be replaced. These are also typically replaced with steel piling in the same manner. Additionally, there are some more minor timber component repairs that are recommended.
 - All piling and column replacements will require structural engineering, a degree of geotechnical engineering, and it is likely that due to the size of the maintenance project the Port will want to seek public bids from well qualified marine contractors.
 - There are still numerous large assumptions that must be made relative to the cost of the needed improvements. Generally, I would expect the cost of construction to be on the order of \$500K plus and recommend an initial budget for preliminary discussion of \$600K including engineering and permitting. Should the board wish to proceed with preliminary engineering we can certainly refine the recommended budget as details become known.
 - It appears these repairs are necessary for the safety of the public and the key question is when not if the work should take place. From an engineering perspective the "when" should be as soon as possible and definitely prior to placing a load on the structure.
 - This work may be somewhat less expensive if incorporated in the other planned improvements however, the timeline for those improvements is still unknown due to the Tribal objection and USACE permitting process delays.

- This work can likely be completed under standard maintenance permits or an emergency permit.

Kitsap County Permitting for Waterfront Improvements;

- Good News; the shoreline substantial development permit review has been completed and approved by both Kitsap County and the Dept. of Ecology. Currently, we are still within the Ecology's public comment period and no work can take place until 21 days after Aug. 3rd.

Corps Permitting for Waterfront Improvements;

- The USACE permit is still stalled as a result of the Suquamish Tribe objection.
- Additional efforts and emails have been sent to the Tribe to try and engage them in discussion, and potentially some form of compromise. All we have received from the biologist PM is that "the object still stands" and no willingness to meet and discuss the issue.
- Jim and I have spoken at length and included the Port's attorney in the discussion around potential strategies to move this authorization forward. I understand we will be discussing this issue further with all Commissioners.

Store Site Renovation Approach:

- Jim and I met with the PLIA contractor on site on July 29. Generally it was a good meeting and felt collaborative. Following the meeting the contractor copied Jim and I on their work plan submitted to PLIA and it certainly seemed that they are proposing more extensive studies that I anticipated during my last update. The Key takeaway was that their schedule of study work will proceed through January of 2023 prior to initiating site cleanup.
- Given this schedule Jim and I have the sense that repaving the site and starting work on utilities for the store renovation should be planned for perhaps spring of 2023. We will continue to coordinate as necessary with the PLIA contractor and work on topo survey and ROW permitting as it becomes appropriate based on the progress of the PLIA work.
- I suggest the Port resume discussion around the specific type of renovation to the building, and more importantly it's intended use, so we are able to properly size septic and water utilities and plan for other considerations based on intended future use.

Upcoming Milestones and Action Items

- Add to future agenda as board see fit discussion regarding final store renovation and use plans.
- Continue to pursue an avenue forward relative to the Corps permit and Tribal objection. Send preliminary letter from Commissioners to Tribal Council, draft for Commissioner's review to be emailed out within the next week. If still no Tribal response following

Commissioners letter, send second letter from Port's attorney to Tribal attorney framing up Port's case. Keep USACE copied on all correspondence to document Port's position.

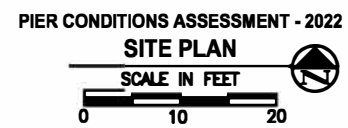
- Proceed with final design of the upland portion of the waterfront improvements to the 95% level (essentially complete pending remaining county permits and final bidding criteria) so we can submit our site development activity permit for that work and hopefully get that portion out to bid by early 2023 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.
- Discuss potential grant options for pier piling maintenance with RCO and send Commissioners an update on potential funding assistance.
- Prepare a general work plan for pier piling replacements that includes engineering and permitting strategy to complete the repairs.
- Talk with County regarding stormwater treatment.

JULY 2022 - CONDITION ASSESSMENT



LEGEND - 2022 CONDITION ASSESSMENT

- PILE CAP - MINOR
- PILE CAP - MODERATE
- PILE - MINOR
- PILE - MODERATE
- PILE - MAJOR
- PILE - SEVERE
- PILE - NO PILE PRESENT
- NO RATING



**PORT OF ILLAHEE
 PIER CONDITION ASSESSMENT
 (CONDUCTED IN 2022)**