

Exhibit D2. Component Assumptions

All cost estimates developed by Andrea Fontenot & Associates in 2001 reflect changes in scope, materials or inflation since that time.

1. On-Shore Cost Estimate

a) Mobilization & Demobilization

The cost estimates for the on-shore work calculates a 10% mobilization and demobilization item using the construction total. These cost estimates would pay for insurance, performance bond, office set-up and other administrative costs incurred by the contractor.

b) Demolition

It is anticipated that the existing parking lot, pile constructed bulkhead, and all on-shore improvements except for the multi-purpose building would be demolished.

c) Rock Retaining Wall at Shoreline

The existing pile constructed bulkhead would be demolished and replaced with a retaining wall constructed of large rocks placed at a slope of 1 foot horizontal to 3 feet vertical. *(It is likely that this design will need to be modified to be acceptable to permitting agencies.)*

d) Building Restroom Addition

During the initial scoping of the project a stand alone restroom building was envisioned in the parking lot. In order to save parking lost space and to cut costs the restrooms were moved to the west side of the multi-purpose building. The new restroom addition used for the purpose of cost estimation was a secured 15x40 area that would be accessible from the outside of the building.

e) Waterline Extension / Improvements

The existing water main fronting the site is a 6 inch water main and there may be insufficient flow to accommodate the proposed improvements.

The cost shown on the cost estimate includes tapping the existing water main and extending it 175' with an 8 inch pipe. The extended water main would be terminated at a new fire hydrant assembly located on the west side of the multi-purpose building. The new fire hydrant assemble would provide a location for the fire department to connect its pumper truck within 50 feet of a new fire department connection for the marina expansion.

f) Sanitary Sewer Improvements

The existing site is not served with sanitary sewer. A previously designed gravity sewer line *(in 2001 by JW Morrissette)* extended the sewer from 1st, along Highway 3, past the proposed Shelton Point Park, and terminated at the multi-purpose building. *(This approach appears to provide more capacity than is*

warranted by the potential for development of this area. A lower cost alternative should be explored.)

g) Site Grading

Site grading includes the landscaped areas, areas to be paved for the parking lot, and side walks. It is assumed that there will be a balance of cut and fill and therefore no import borrow or excess excavation will be required.

h) Extruded Concrete Curbing

All planters and areas surrounding the parking lot have been bordered using extruded concrete curbs.

i) Concrete Sidewalks

An 8 foot wide cement concrete side walk that runs along the shoreline and multi-purpose buildings is assumed for the purpose of estimating. *(To accommodate landscaping and bulkhead modifications, the sidewalk may be reduced to 6' wide in some areas.*

j) Gravel Base

A pavement section consisting of 8" gravel base is assumed in this cost estimate.

k) Crushed Rock Top Course

A pavement section consisting of 2" crushed rock top course is assumed in this cost estimate.

l) Asphalt Concrete Paving

A pavement section consisting of 2" of asphalt concrete pavement is assumed in this cost estimate.

m) Storm Drainage

It is assumed that on-site stormwater will be collected, treated and piped into the adjacent waterway. Treatment of stormwater would likely be performed using a compost filter because of the limited land space.

n) Lighting

Parking lot lighting and pedestrian lighting have been provided for in the estimate. Six parking lot light poles at a cost of \$4000 each and 10 pedestrian lights at a cost of 600 each was used to derive the total estimated cost for lighting.

o) Striping & Signage

Parking three informational signs at \$1000 each, mandatory traffic signage at \$1000 and \$1000 for parking lot marking is assumed.

p) Miscellaneous Site Work

This item would provide for a handrail along the entire shoreline. This will be required because of the abrupt edge at the proposed wall. Benches and site furniture are also included in this line item.

q) Landscaping

Landscaping would be constructed between Highway 3 and the parking lot, in all parking lot islands and around the building. Five thousand (5,000) square feet of landscaping is assumed for this cost estimate.

r) Construct Viewpoint

This item would provide a pedestrian trail from the east edge of the site up the Highway 3 embankment to a widened shoulder area along the highway for a view of Oakland Bay. The pathway leading to the viewpoint would be approximately 175' in length by 5' wide. The path would be paved with handrails on the bank side of the pathway. *(This item may be deleted due to other plans for the viewpoint by the private owner.)*

As you can see at the bottom of the spreadsheet, a 10% contingency is added to the total of all of the above line items, then sales tax is added at 8%; \$7,500 is assumed for permit fees, and a 10% engineering budget estimated as a percentage of the overall project.

Project: Marina On-shore Improvements, Phase 1

Date: February 2001

Item	Description	Unit	Number of Units	Unit Price	Total
a	Mobilization & demobilization				see below table
b	Demolition	lump sum	1	\$ 20,000.00	\$ 20,000.00
c	Rock retaining wall at shoreline	square foot	4800	\$ 12.50	\$ 60,000.00
d	Building restroom addition	square foot	600	\$ 200.00	\$ 120,000.00
e	Waterline extension/improvements	lineal foot	1	\$ 10,000.00	\$ 10,000.00
f	Sanitary sewer improvements	lineal foot	1	\$ 95,000.00	\$ 95,000.00
g	Site grading	square yard	4450	\$ 2.00	\$ 8,900.00
h	Extruded concrete curbing	lineal foot	2000	\$ 5.00	\$ 10,000.00
i	Concrete sidewalks	square yard	400	\$ 25.00	\$ 10,000.00
j	Gravel Base	ton	1830	\$ 10.00	\$ 18,300.00
k	Crushed rock top course	ton	475	\$ 25.00	\$ 11,875.00
l	Asphalt concrete paving	ton	475	\$ 50.00	\$ 23,750.00
m	Storm drainage	lump sum	1	\$ 30,000.00	\$ 30,000.00
n	Lighting	lump sum	1	\$ 30,000.00	\$ 30,000.00
o	Striping & signage	lump sum	1	\$ 5,000.00	\$ 5,000.00
p	Miscellaneous site work	lump sum	1	\$ 10,000.00	\$ 10,000.00
q	Landscaping	square foot	5000	\$ 3.00	\$ 15,000.00
r	Construct viewpoint	lump sum	1	\$ 16,500.00	\$ 16,500.00

Total:		\$ 494,325.00
Mobilization/Demobilization: (%)	<u>10%</u>	\$ 49,432.50
Estimate Total:		\$ 543,757.50
Contingency: (%)	<u>10%</u>	\$ 54,375.75
Sales Tax: (%)	<u>8%</u>	\$ 47,850.66
Construction Total:		\$ 645,983.91
Permits:		\$ 7,500.00
Engineering: (%)	<u>10%</u>	\$ 64,598.39
	GRAND TOTAL:	<u>\$ 718,082.30</u>

2. Off-Shore Phase I Cost Estimate

s) Mobilization & Demobilization

This cost estimate is derived by taking 10% of the construction total. Typically this line item covers the contractor's costs for insurance, performance bond, office set-up and other administrative costs incurred by the contractor.

t) Demolition of the Wooden Pier

The existing dock would be demolished with a land-based excavator. It is assumed that 50% of the material removed would have salvage value and would therefore not incur landfill tipping fees. The piling supporting the structure would be removed with the water-based barge crane. *(There is interest in retaining and modifying the existing wooden pier for continued pedestrian use.)*

u) New Concrete Pier

Pairs of piling at 30' apart would support the new concrete pier. Pile caps would be cast on top of the pair of piling and pre-cast panels would then be set onto the pile caps. A concrete topping slab would be poured over the pre-cast panels. A guardrail would be constructed around the entire perimeter of the new pier *(see above)*.

v) Aluminum Gangway (4' x 75')

A new aluminum gangway would be constructed between the pier and the floating structure for pedestrian access. The gangway would be constructed with an aluminum frame and fiberglass deck. It would be designed and constructed for a load of 100 pounds per square foot. A gangway constructed by Mantle Industries of Blaine, Washington is used as the prototype for this cost estimate. *(A second gangway will be needed to provide access to a public pier and reconfigured floating breakwater that provides transient moorage.)*

w) Demolition of Existing Floats & Piling

For the purposes of this cost estimate it is assumed that there is 11,000 square feet of existing floating structures and 75 piling supporting the floats. A unit cost of \$6 per square foot for float removal and demolition and \$100 per each for demolition of the piling was used to arrive at the lump cost for this item. It is assumed that there would be no salvage value for the material.

x) Temporary Accommodations

During the construction of the new facility the existing moorage tenants would have to be moved. Constructing a temporary access point to the shore and anchoring the existing structures in deeper water and provide a shuttle for the tenants to the relocated shore access point could perform this. A general requirement would be outlined in the construction documents and the contractor would be asked to provide the design for the necessary accommodations.

y) Supply & Install the Concrete Floats

For this estimate the following float quantities were used:

A- dock: 4320 S.F. main walkway floats and 4760 S.F. of finger floats.

A-B dock: 960 S.F. main walkway floats and 480 S.F. of finger floats.

B- dock: 4240 S.F. main walkway floats and 688 S.F. of finger floats.

B-C dock: 1400 S.F. main walkway floats and 0 S.F. of finger floats.

C- dock: 3000 S.F. main walkway floats and 500 S.F. of finger floats.

Main walkway floats have been assumed to be 8' wide. Finger floats less than 50' in length are 4' wide and 50' and longer are 5' wide.

z) Supply & Install Guide Piles

Piling would be constructed of pre-stressed concrete or galvanized steel. Piling supporting the main walkway would be spaced at intervals of no greater than 60 lineal feet. All finger floats greater than 36' in length would have a finger pile supporting them. Piles 36' and under would do not include a finger piling. It is assumed that the piles would be driven to a tip elevation of -50 and that the butt elevation would be +25, which would require a pile length of 75'. A cost of \$30 per lineal foot for materials and \$1000 for driving costs is used to derive the cost per pile.

aa) Domestic Water Supply System

The potable water supply system would consist of a 2" main supply line to the head of each dock and would then be reduced in size to a 1½" line. The 1½" line would be run on each side of the dock. Piping materials would consist of galvanized steel pipe from the shore to the bottom of the gangway. HDPE pipe would be utilized throughout the remainder of the project. The pipe would be routed beneath the pier, under the gangway decking and attached to the floats so as to be suspended beneath water. The pipe would be insulated from freezing by the water.

bb) Fire Protection System

The fire protection system would consist of a fire department connection located near the multi-purpose building. The fire department connection would be fastened to a 3" galvanized pipe that would be routed beneath the pier and gangway. A 3" HDPE line would then be utilized and it would run along side the floats. The line would have standpipes at approximately 150' intervals for the purpose of connecting a fire hose. The line would remain dry and uncharged until the fire departments pumper truck charged the line at their connection point.

cc) Power Center for Boathouses

A 50-amp power center would be mounted to the outside edge of the floats for each boathouse. Typically the power centers are mounted to a dock box located on a triangle frame at the intersection of the main walkway float and the finger float. There are no finger floats for the boathouses in this phase of the project and therefore no dock boxes to mount them to. The power center would also act as the point of termination for the telephone and TV cables.

dd) Dock Boxes W/50 AMP Power Centers

A fiberglass dock box would be provided for each open moorage slip. The dock box would provide a termination point for the power, water, telephone, and TV. The box would also provide a personal storage unit for each tenant. The boxes would be mounted to a triangle frame at the intersection of the main walkway float and the finger float.

ee) Miscellaneous (Life Rings, Pile Caps, Signage, Fenders, Etc.)

Life rings would be installed at every fire alarm pull station. Pointed fiberglass pile caps would be installed on each pile to prevent birds from roosting on the piling. Fendering will be installed on the edge of the floats to protect the boat and dock from abrasion. Signage would mark the route and the slip number as well as provide other instructions to tenants.

ff) Electrical Power

A 50-amp power supply is provided for each slip. The existing power supply will need to be upgraded to accommodate the 50-amp per slip design. A fee of \$25,000 is used as the cost that would be charged by the local power supply company for the upgrades. 2000' of new conductors and conduits at a unit cost of \$30 per lineal foot is used to calculate the cost of the power on the dock. Panels, breakers and misc. hardware will need to be installed to support the power distribution system. A multiplier of .75 times the cost of the conductors and conduits was used to calculate the cost of the panels, breakers, and misc. equipment.

gg) Fire Alarm System

A fire alarm system will need to be constructed on the docks. The alarm system would be wired so that it could be monitored by an emergency dispatch center. The alarm system would consist of a fire alarm pull station at each fire system standpipe. Building and fire codes would require the pull station to activate a horn and strobe warning system. The fire alarm system would also include an enunciator located near the fire department connection that would identify the pull station that was activated.

hh) Telephone & TV Cables

Conduits and cable would be constructed on the docks for the purpose of installing a telephone and TV cable for each slip. The cables would be terminated at the dock boxes or the power centers.

As you can see at the bottom of the spreadsheet, a 10% contingency is added to the total of all of the above line items, then sales tax is added at 8%; \$10,000 is assumed for permit fees, and a 10% engineering budget estimated as a percentage of the overall project.

Project: Marina Off-shore Improvements, Phase 1

Date: February 2001

Item	Description	Unit	Number of Units	Unit Price	Total
s	Mobilization/Demobilization				see below table
t	Demolition of wooden pier	square foot	8500	\$ 5.00	\$ 42,500.00
u	New concrete pier	square foot	4000	\$ 30.00	\$ 120,000.00
v	Aluminum gangway (4' x 75)	each	1	\$ 35,000.00	\$ 35,000.00
w	Demolition of existing floats and piling	lump sum	1	\$ 73,500.00	\$ 73,500.00
x	Temporary accommodations	lump sum	1	\$ 50,000.00	\$ 50,000.00
y	Supply & install concrete floats	square foot	20350	\$ 35.00	\$ 712,250.00
z	Supply & install concrete guide piles	each	140	\$ 3,250.00	\$ 455,000.00
aa	Domestic water supply system	lump sum	1	\$ 35,000.00	\$ 35,000.00
bb	Fire protection system	lump sum	1	\$ 38,500.00	\$ 38,500.00
cc	Power Centers for Boathouses	each	50	\$ 250.00	\$ 12,500.00
dd	Dock boxes with 50-amp power centers	each	89	\$ 500.00	\$ 44,500.00
ee	Misc. (life rings, pile caps, signage, fenders, etc.)	slip	139	\$ 100.00	\$ 13,900.00
ff	Electrical power	lump sum	1	\$ 130,000.00	\$ 130,000.00
gg	Fire alarm system	lump sum	1	\$ 30,000.00	\$ 30,000.00
hh	Telephone & cabling	lump sum	1	\$ 20,000.00	\$ 20,000.00

Total:		\$ 1,812,650.00
Mobilization/Demobilization: (%)	<u>10%</u>	\$ 181,265.00
Estimate Total:		\$ 1,993,915.00
Contingency: (%)	<u>10%</u>	\$ 199,391.50
Sales Tax: (%)	<u>8%</u>	\$ 175,464.52
Construction Total:		\$ 2,368,771.02
Permits:		\$ 10,000.00
Engineering: (%)	<u>10%</u>	\$ 236,877.10
	GRAND TOTAL:	<u>\$ 2,615,648.12</u>

3. Covered Moorage Slips, Phase II Cost Estimate

ii) Mobilization & Demobilization

This line item assumes a 10% mobilization and demobilization item using the construction total. These cost estimates would pay for insurance, performance bond, office set-up and other administrative costs incurred by the contractor.

jj) Supply & Install Concrete Finger Floats

Finger floats have been increased to 8' wide to provide additional floatation for the weight of the roof system. 'B' dock floats would include 19-32' x 8' fingers floats and 18-50' x 8' finger floats. 'C' dock would include 24-50' x 8' finger floats.

kk) Covering of Floats on "B" Dock

A metal roof covering would be constructed over the slips. Galvanized steel framing secured to the floats would support the roof. The finger floats have been increased to 8' wide to provide additional floatation for the weight of the roof system. An open slip is at every fifth stall in order to keep the building size in order to avoid having to construct a fire sprinkler system.

ll) Covering of Floats on "C" Dock

A metal roof covering would be constructed over the slips. Galvanized steel framing secured to the floats would support the roof. The finger floats have been increased to 8' wide to provide additional floatation for the weight of the roof system. An open slip is at every fourth stall in order to keep the building size in order to avoid having to construct a fire sprinkler system.

mm) Dock Boxes W/50-AMP Power Centers

A fiberglass dock box would be provided for each covered moorage slip. The dock box would provide a termination point for the power, water, telephone, and TV. The box would also provide a personal storage unit for each tenant. The boxes would be mounted to a triangle frame at the intersection of the main walkway float and the finger float. The power centers installed at phase I would be replaced with a new 50-amp power center that would fit into the dock boxes.

Again, as indicated at the bottom of the spreadsheet, a 10% contingency is added to the total of all of the above line items, then sales tax is added at 8%; \$10,000 is assumed for permit fees, and a 5% engineering budget is applied as a percentage on the overall project.

Project: Covered Moorage Slips, Phase 2

Date: February 2001

Item	Description	Unit	Number of Units	Unit Price	Total
ii	Mobilization/Demobilization				see below table
jj	Supply & install concrete floats	square foot	22270	\$ 35.00	\$ 779,450.00
kk	Covering of floats on "B" dock	square foot	38000	\$ 17.50	\$ 665,000.00
ll	Covering of floats on "C" dock	square foot	26400	\$ 17.50	\$ 462,000.00
mm	Dock boxes with power centers	each	86	\$ 500.00	\$ 43,000.00
					\$ -

Total:		\$ 1,949,450.00
Mobilization/Demobilization: (%)	<u>10%</u>	\$ 194,945.00
Estimate Total:		\$ 2,144,395.00
Contingency: (%)	<u>10%</u>	\$ 214,439.50
Sales Tax: (%)	<u>8%</u>	\$ 188,706.76
Construction Total:		\$ 2,547,541.26
Permits:		\$ 10,000.00
Engineering: (%)	<u>5%</u>	\$ 127,377.06
	GRAND TOTAL:	<u>\$ 2,684,918.32</u>

4. Breakwater Cost Estimate

nn) Mobilization / Demobilization

This line item assumes a 10% mobilization and demobilization item using the construction total. This line item is for insurance, performance bond, office set-up and other administrative costs incurred by the contractor.

oo) Supply & Install Guide Piles

Piling would be constructed of pre-stressed concrete or galvanized steel. Piling supporting the breakwater would be spaced at intervals of no greater than 60 lineal feet. It is assumed that the piles would be driven to a tip elevation of -75 and that the butt elevation would be +25, which would require a pile length of 75'. A cost of \$40 per lineal foot for materials and \$1000 for driving costs is used to derive the cost per pile.

pp) Supply & Install Concrete Floats

The breakwater float was shown to be 15' in width. The unit cost per square foot to construct the breakwater floats was higher than the other floats used at the marina because the breakwater also serves to protect the marina from off-shore swells.

qq) Domestic Water Supply System

The potable water supply system would consist of a 1½" main supply line. The 1½" line would be run on each side of the dock. Piping materials would consist of HDPE. The pipe would be attached to the floats so as to be suspended beneath water. The pipe would be insulated from freezing by the water. A hose bib connection would be constructed every 50' on each side of the breakwater. The water supply system would also serve the swage pump-out facility but would need to be protected by a double check valve.

rr) Fire Protection System

A 3" HDPE line would be extended from the marina and would run along side the float. The line would have standpipes at approximately 150' intervals for the purpose of connecting a fire hose. The line would remain dry and uncharged until the fire departments pumper truck charged the line at their connection point.

ss) Power Centers

A 50-amp power center would be provided at 50' intervals and would be mounted to the outside edge of the float. The power center would also act as the point of termination for the telephone and TV cables.

tt) Miscellaneous (Life Rings, Pile Caps, Signage, Fenders, etc.)

Life rings would be installed at every fire alarm pull station. Pointed fiberglass pile caps would be installed on each pile to prevent birds from roosting on the piling. Fendering will be installed on the edge of the floats to protect the boat and dock

from abrasion. Signage would mark the route and the slip number as well as provide other instructions to tenants.

uu) Electrical Power

A 50-amp power supply is provided for each slip. 460' of new conductors and conduits at a unit cost of \$30 per lineal foot is used to calculate the cost of the power on the dock. Panels, breakers and misc. hardware will need to be installed to support the power distribution system. A multiplier of .75 times the cost of the conductors and conduits was used to calculate the cost of the panels, breakers, and misc. equipment.

vv) Fire Alarm System

A fire alarm system will need to be constructed on the breakwater. The alarm system would be an extension of the system constructed for the marina and would be wired so that it could be monitored by an emergency dispatch center. The alarm system would consist of a fire alarm pull station at each fire system standpipe. Building and fire codes would require the pull station to activate a horn and strobe warning system. The fire alarm system would be connected to an enunciator located near the fire department connection that would identify the pull station that was activated.

ww) Telephone & TV Cables

Conduits and cable would be extended from the marina to the breakwater for the purpose of installing a telephone and TV cable for each side tie slip. The cables would be terminated at the power centers.

xx) Sewage Pump-Out System

A sewage pump-out facility is shown at the south end of the breakwater. The system envisioned would work off of a vacuum located on the shore. The sewage would be transported through a 2" HDPE line attached to the side of the breakwater and to the marina floats. The 2" line would be terminated at a temporary holding tank located on the shore. The motor activating the vacuum would also be used to pump the sewage from the holding tank to a sanitary sewer manhole.

Finally, as you can see at the bottom of the spreadsheet, a 10% contingency is added to the total of all of the above line items, then sales tax is added at 8%; \$5,000 is assumed for permit fees, and a 10% engineering budget estimated as a percentage of the overall project.

Project: Breakwater Cost Estimate

Date: February 2001

Item	Description	Unit	Number of Units	Unit Price	Total
nn	Mobilization/Demobilization				see below table
oo	Supply & install concrete guide piles	each	8	\$ 5,000.00	\$ 40,000.00
pp	Supply & install concrete floats	square foot	6900	\$ 40.00	\$ 276,000.00
qq	Domestic water supply system	lump sum	1	\$ 12,000.00	\$ 12,000.00
rr	Fire protection system	lump sum	1	\$ 8,500.00	\$ 8,500.00
ss	Power centers	each	15	\$ 250.00	\$ 3,750.00
tt	Misc. (life rings, pile caps, signage, fenders, etc.)	slip	15	\$ 100.00	\$ 1,500.00
uu	Electrical power	lump sum	1	\$ 24,000.00	\$ 24,000.00
vv	Fire alarm system	lump sum	1	\$ 3,500.00	\$ 3,500.00
ww	Telephone & TV cabling	lump sum	1	\$ 2,500.00	\$ 2,500.00
xx	Sewage pump out system	lump sum	1	\$ 15,000.00	\$ 15,000.00

Total:		\$ 386,750.00
Mobilization/Demobilization: (%)	10%	\$ 38,675.00
Estimate Total:		\$ 425,425.00
Contingency: (%)	10%	\$ 42,542.50
Sales Tax: (%)	8%	\$ 37,437.40
Construction Total:		\$ 505,404.90
Permits:		\$ 5,000.00
Engineering: (%)	10%	\$ 50,540.49
	GRAND TOTAL:	<u>\$ 560,945.39</u>