

**PROPOSAL TO UHYC MEMBERSHIP CONCERNING NEW DOCK PROPOSAL.**

**To all members of UHYC**

**From: Ed Fisher and the New Dock Committee**

The tedious and diligent hard work of your dock replacement committee over the past few months is finally coming to an end. First I want to introduce our committee and I personally much appreciate the many long hours that these committee members have devoted to this project. Not once have I asked a committee member to help with a task that they did not jump in with enthusiasm and careful, thoughtful work. All committee members are members of UHYC and two are also residents of the Urbanna Harbour subdivision.

**David Laughton** is a hands-on craftsman and a lifetime yachtsman, having sailed worldwide for many years, and lucky for us, finally landing in Middlesex County to build yachts. David has also managed and maintained marinas, and is currently in the business of restoring old classic cars. David's knowledge regarding marina construction and his willingness to jump at any task put in his lap makes him a very valuable part of this team.

**Ed McChain** was asked to be part of this committee because I knew him as an "objector" and felt confident he would keep our committee focused. Curiously, thru this long process Ed has moved from "objector" to "supporter" as he became aware of the actual condition of our existing docks. Ed's career has ranged from professional corporate pilot to finishing up his working career as a construction manager for a larger contracting company in Richmond. Ed, along with all these committee members, is a devoted worker and one who evaluates the issues very carefully before making decisions.

**Dan Matsey** has been invaluable to the committee. He has provided continuity from the last board administration and has been a great source of information due to his previous experience as the UHYC maintenance mgr for many years. Dan is employed by the State of Virginia and has been a huge asset to this team.

**Davis Wilson** is a marine contractor. His vast knowledge of working with VMRC, marina construction, local contractors, has been extremely useful as we concentrated on our work at hand.

**Scott Cahill**, UHYC board president, is another member of the new dock committee. As president, Scott has encouraged your committee to perform at its best and as part of this team he has contributed immensely toward the completion of our mission. Scott owns and operates a large marine contracting firm and he deals regularly with VMRC.

Your committee chair is **Ed Fisher**. The key to his success in this position is largely due to the support of the above mentioned committee members. Ed carries a master's license for electrical and HVAC. His business for his entire working career was engineering and contracting in these fields.

Your new dock committee has completed its assigned tasks and we feel confident that the UHYC membership will be pleased with results of 6 months of extensive study.

The need for replacement of our existing docks has been on the agenda of UHYC boards for the past 3 years. There has been much discussion on this issue over the past 2 years. Our docks are literally collapsing under us and the latest Nor'easter just "put the icing on the cake" illustrating

that we as UHYC members must take action to replace this 20 year old structure which is no longer even insurable.

In arriving at the recommendation that will be noted shortly, your committee has visited many marinas evaluating numerous fixed and floating dock systems. Countless hours of research have been conducted using internet sources and there have been many meetings with marine contractors and with valued experts on marine construction. A complete set of plans, specifications, and contract documents were developed in order to get “apples to apples” price quotations from both fixed and floating dock contractors. Specifications were also developed for quotes from plumbing and electrical contractors. These plans and specifications are available for review at the upcoming informational meetings on Nov 28 and Dec 12<sup>th</sup>. We have done our best to keep the membership informed thru the UHYC web site of the progress of our efforts from the beginning of this project.

We were advised by several contractors that the cost of a floating dock system would not be much more expensive than a well constructed fixed dock system. After the bids were evaluated, that proved to be true.

Due to a combination of factors, your committee was able to reduce the price of a floating dock system over \$1,000,000 compared to the bid that was received last year for the same system. A sluggish economy and contractors hungry for business certainly help our cause. Subcontracting the plumbing and electrical jobs ourselves reduced the cost. Very detailed plans and specs made sure we were comparing apples to apples. And finally, having 5 pre-qualified contractors bid for this job all added to achieving this huge cost reduction.

After careful review and discussion, your committee is in total agreement in its recommendation to the UHYC board for a floating dock replacement system. Our reasons for this recommendation follow:

- The ease and safety of securing your boats to a floating dock system eliminates the concerns of fluctuating tides.
- With 40 ft finger piers the entry and exit to your boat is much easier and safer.
- The life span of floating docks is much longer than a fixed dock due to the construction differences and the fact that a floating dock system does not get submerged with flood or storm tide situations, meaning that much of the structure, electrical and plumbing systems never go under water.
- Demolition of our existing docks and construction of a floating dock system is estimated at 2-3 months; a fixed dock replacement system is estimated at 6-8 months.
- The investment value of a floating dock system is far greater than a fixed dock system.. Your new floating dock slip would have a much greater long term investment value than a new fixed dock slip.
- With a fixed system there would be several hundred pilings installed to rot and be eaten away by borers with maintenance required on pilings and decks within 10 years, providing we had no storm damage. With floating docks, approx 80, 12” diameter steel

pilings would be installed with a life span of an estimated 45-50 years. All contractors we contacted agreed that the best wood docks, using 12" wood pilings made of the very best materials had at most a 25 year lifespan and more than likely less. Your committee saw evidence of many floating dock systems built over 40 years ago using steel pilings that are still in good condition.

After evaluating all bids for both fixed and floating dock systems, your committee is completely sold on the Sullivan floating dock system as the best value for slip owners of the UHYC. The total cost of this system is \$2,025,300 or \$15,700.00 per slip. This calls for 8' wide bumpered docks, 16' x 40' minimum slip size with a 40' 4 ft wide finger pier. The advantages of these full length finger piers are obvious. The decking material of this dock is a special Brazilian lumber with a life span of 45-50 years with very little maintenance.

The advantages of a floating dock system we feel certainly justifies this price difference.

It will be the responsibility of slip owners with boat lifts to remove and replace their lifts and pilings. It is your option to work with the dock contractor chosen by UHYC or anyone else selected by you.

The above prices are very close, but may vary slightly after the final negotiations with vendors and contractors.

Attachments: UHYC Ballot – 2 pages  
Letter from UHYC President