

WALDO POINT HARBOR

GENERAL INFORMATION REGARDING PILINGS

The process involved with replacing worn out mooring pilings can be complicated and confusing. Hopefully this summary will be helpful to you when you need a replacement.

Which pilings are mine?

With the exception of the pilings underneath the pier, any piling that your float or boat is tied to belongs to you and is your responsibility to maintain. If you share a piling either with your neighbor or with Waldo Point Harbor, cost of replacing the piling(s) will be shared equally. To determine which pilings are yours (private) or shared, you may refer to Exhibit A of your Lease Agreement or ask the Harbor Office for assistance.

Which pilings need replacement?

Periodically, we conduct Harbor-wide inspections of pilings and maintain a list of those in need of replacement. You own the pilings your home is moored to and the decision as to their condition is yours. However, if the Harbor deems that one or more of your pilings are in dangerous condition, the Harbor has the right to replace them without your permission and to recover the cost from you.

"I need new pilings!"

If you have inspected your pilings and are ready to proceed with replacement, call the Harbor Office and ask for a pile replacement plan and cost estimate. The Harbor can assist you in contacting neighbors who share affecting pilings with you. (You may also receive notification from the Harbor that one of your neighbors wishes to proceed with replacement of a shared piling.) Once all neighbors are in agreement regarding replacement, the Harbor will suggest which houseboat would be the best one to move, taking ease and safety into consideration. In sharing of costs, home owners who are not moved share equally in the cost of the project.

Scheduling Piling Replacement

- > To get on the schedule, we must receive the deposit requested on your estimate sheet along with a signed copy of the estimate.
- > Your deposit check will be held and only deposited when your project is ready to go.
- > We will attempt to give you a week's notice but we may either have to do it sooner or delay it based on any or all of the following factors:
 - All the necessary personnel must be available,
 - The tides must be right for the boats involved,
 - The weather must "cooperate" - high winds are the biggest consideration.
- > Boat owner(s) must agree to the day and either be present or available should any conditions change or questions arise.

Cost of Piling Replacement

> A new pile costs \$470.00 and this cost to the homeowners has not changed over the past seven years. (The Harbor does not add on any additional charges to our price from the supplier.)

> The Harbor employs Nelsen Marin Services (owned and operated by T.J. Nelsen at Berth 4, A Dock). His charges are as follows:

- \$325.00 per hour for pile driving
- \$60.00 per hour for incidental labor
- \$60.00 per hour for workboat, towing, etc.

The time required to pull your old pile can vary from 30 minutes to two hours. Average time to pull one piling is 60 minutes; driving a new pile also averages about an hour.

Waldo Point Harbor Staff will:

> disconnect and reconnect your utility lines if your boat is moved

> secure entry ramps for the move

> assist your tie-up person with your lines

> physically move the boat and tend it while it is out of its berth.

Untying and retying your boat

> Harbor personnel, for insurance reasons, are not able to do the final tie-up of your boat. > The cost of untying and retying your boat is not included in the estimate you receive from the Harbor.

> You can either retie your boat yourself or hire someone to do so. Two residents here at the Harbor are available for this purpose:

- Ted Eitelbuss at 59 Issaquah (332-0145)
- Jim Tichy at 5 A Dock (332-7673)

Possible additional costs

> You might want to take this opportunity to replace mooring lines.

> If the project is so large that it cannot be completed in a single high tide, the boat will be left in its temporary location overnight. Harbor staff and your tie-up person will secure the boat and tend it overnight if you do not want to do so.

> Occasionally it is necessary to drive a temporary mooring pile to secure a larger boat while new piles are being driven.

If you have any other questions or concerns regarding pilings replacement, please don't hesitate to call the Harbor Office (415/332-6220).

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