

# Pleasant Harbor Marina completes turnkey renovation project

by Rick Greenhow

Unlike fine wines, marinas don't improve with age. Marina owners need to renovate and in many cases replace out-of-date equipment to improve their marina operations and present more aesthetic and pleasant facilities. When Statesman Corp., a Calgary, Alberta-based resort development company purchased Pleasant Harbor Marina in Brinnon, Wash., in April 2008, it knew that a marina renovation project was needed. In 2009, it began renovating the 285-slip public marina and completed the project the same year.

There were a number of factors that mandated the renovations at Pleasant Harbor Marina, not the least of which were major concerns about the structural integrity of the aged marina. In visiting the marina, the state Fish and Wildlife Service noted that the exposed foam flotation was not only deteriorating but also was being inhabited by an invasive tunicate that was being monitored in an attempt to inhibit its spread. Because the floats were made of raw foam, the department said the removal of tunicates was not an option.

## Project scope

Regulatory requirements mandated that certain aspects of the renovation process be completed before others. As a result, Statesman Corp. decided to renovate the "D" dock, which also included the fuel dock and a building at the end of the dock, because it was falling apart.

To complete the renovation of "D" dock, Statesman Corp. signed a turnkey contract with Marine Floats of Tacoma, Wash., encompassing the permitting process, along with the design, engineering, construction, and installation. Statesman Corp. said this strategy would offer more cost savings, more continuity throughout the renovation process, and even facilitate a smoother, more efficient overall schedule. Moreover, the contract specified that the new equipment to be supplied to Pleasant Harbor would be built at the Marine Floats facility in Tacoma, placed in the water, complete with utilities, and then towed on the water to Pleasant Harbor, where it would be put into place and installed in a fraction of the time it would normally take to raise and rebuild a marina on-site. The renovated marina would be in place in a matter of a few days, rather than several weeks or months. Statesman Corp. liked this process because it greatly reduced any disruption to marina operations and minimized any revenue stream problems that would occur from displacing boaters.



Once Marine Floats completely built the renovated dock, it barged the dock down the river to the marina.

The new dock design incorporated the latest in environmentally friendly technologies, including:

- grating integrated into the deck surface to allow maximum natural light penetration
- a recycled plastic lumber (RPL) deck surface that requires no preservative treatment for maintenance
- low wattage lighting for minimal power consumption.

By design, the dock system allows tidal flow to circulate throughout the marina. The flotation is comprised of polyethylene rotomolded tubs that are filled with special foam. In the unlikely event of a puncture, the foam will not absorb water. The new dock design also incorporated rubstrips throughout the floats, new potable water hose bibs, and new electrical pedestals.

## The actions

In designing the new dock, Marine Floats' proposal to Statesman Corp. included input from Diane Coleman, the marina manager, and her husband, Don Coleman, the marina's maintenance supervisor. Once Statesman Corp. signed off on the design proposal at a price and budget that was agreeable to both parties, Marine Floats initiated the renovation project by starting the permit process.

The permit process only took about four months. Several major factors expedited the process. The marina was not changing the existing footprint, only replacing it. There was no increase in the amount of over-water coverage in the renovation project. Agencies could get behind this project because it would replace old creosote pilings with new galvanized steel pilings, remove the old raw foam flotation that was breaking apart, and provide natural light to penetrate the surface for the fish and water habitat. Moreover, the marina decided to install a new pumpout system that was more efficient and environmentally safe than the old one, and it was able to secure grant money

from the Washington State Parks and Recreation Commission.

Marine Floats fabricated and constructed the replacement dock in Tacoma. This included all electrical wiring, new plumbing that would take new fuel lines to the dispensing units, a new drystand fire system, and a service building. When Marine Floats completed its work, everything in the renovation project was put in the water and was ready for towing to Pleasant Harbor Marina. Once the towed dock was delivered, Marine Floats drove in the new pilings and hooked up the dock's utilities to the shore connections.

Prior to arrival of the new dock, Pleasant Harbor pulled the old pilings and dock from the water and disposed of them



This photo shows the "D" dock at Pleasant Harbor Marina prior to the renovation project.

ashore. Normally, Marine Floats would tow the old dock back to Marine Floats for disposal, but due to the invasive tunicate issue, that was not allowed.

In addition to the new "D" dock, with its new fuel dock and building, Pleasant Harbor installed a new aluminum ramp from Mantle Industries and constructed a new landing.

## Benefits

As people viewed the newly renovated "D" dock, they commented, "Wow, that sure looks great. I can't believe they could do this so quickly!" In addition, it prompted Statesman Corp. to look more closely at renovating "E" and "F" docks within the next couple of years.

Pleasant Harbor Marina is located on Hood Canal, one of the most picturesque places in Puget Sound and just a short drive from both Seattle and Tacoma. With its newly renovated "D" dock, the marina has created a very inviting environment for all types of boaters. The marina's dramatically improved eye-catching and functional look, coupled with its significantly reduced maintenance costs stemming from new technologies integrated into the new dock system, are just two of the many positive benefits from the renovation project. Like good wines, newly renovated marinas are to be enjoyed! ⚓

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The newly renovated docks are both aesthetically pleasing and environmentally friendly.