

BMKCSD Measure D FY 20/21 6 Month Update - November 10, 2020

Overview Topics

1. Approval of Minutes from May 2020
2. Maintenance projects undertaken and planned
3. Capital projects in planning
4. Administrative overview
5. Finances overview
6. Capital Asset Management Preservation
7. Closing

1) Approval of Minutes from May 2020

2) Maintenance Projects

Outer Channel Navigation Improvements-Completed

- ◆ 6 Total: 5 Red (port) / 1 Green (starboard)



2) Maintenance Projects

Dolphin Isle Dock Replacement- Completed

- ◆ The gangway remains in serviceable shape (replaced in 2017)
- ◆ ~ Total cost \$16,044 (includes installation)
- ◆ ~ 30+ year for useful life of new dock
 - ▶ North Lock docks are 14 yrs old and performing well



2) Maintenance Projects

Calypso Shores Dock Replacement - Install 11/11/20

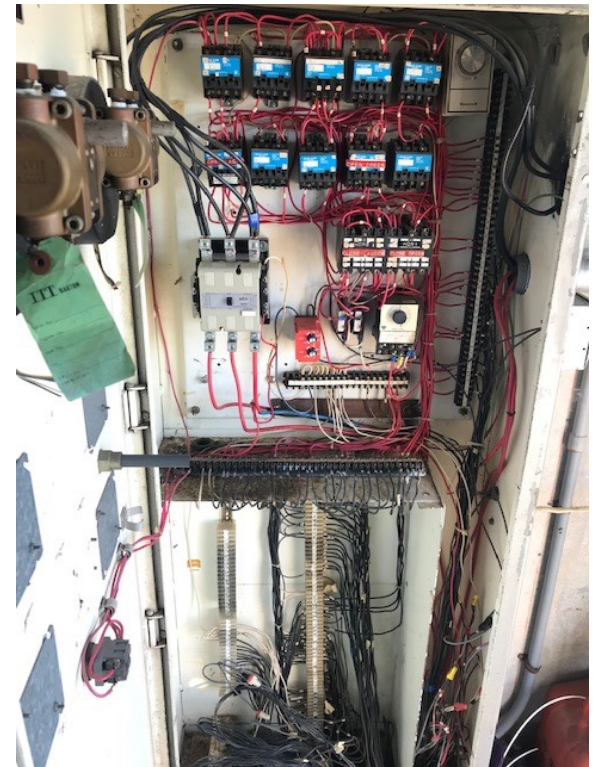
- ◆ The existing dock has reached the end of it's useful life
- ◆ The gangway remains in serviceable shape (replaced in 2017)
- ◆ ~ \$15,000 for removal, replacement and installation
- ◆ ~ 30+ year for useful life of new dock



2) Maintenance Projects

North and South Lock Modernization

- ◆ Electrical failure at the South Lock prompted review of existing systems
 - ▶ Limit switches and wiring need to be replaced at each lock (12 at each)
 - ▶ Limit switches control the motion operations of the gates
- ◆ Scope of modernization includes:
 - ▶ Electrical system
 - ▶ Resident interface (key card access / integration with other BMKCSD key card access)
 - ▶ Elimination of operations flaws such as maintaining gate closure during extreme tidal differences
 - ▶ Estimates will drive schedule (likely 2022/2023)



3) Capital Projects in Planning: North Lagoon Dredge

◆ North Lagoon Dredging

- ▶ Permitting at 80%
- ▶ DMMS: working with agencies on biological monitoring and vegetation removal to have site available in Sept. 2021
- ▶ Dredging locations

◆ Dates

- ▶ Solicitation completed April 2020
- ▶ Contract awarded to Lind Marine (Petaluma)
- ▶ Construction: Sept – Nov 2021

◆ Costs

- ▶ DMMS Prep - \$75k including soft costs
- ▶ Dredging – Construction \$675k / Soft Costs ~75k

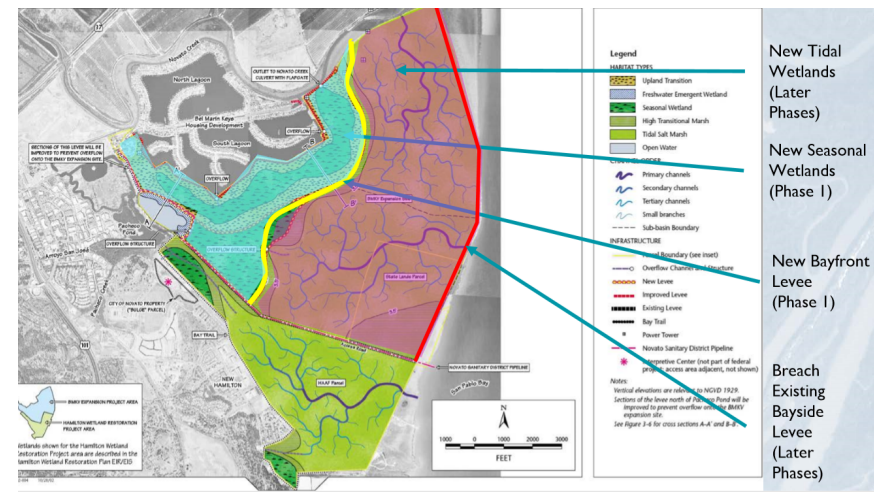
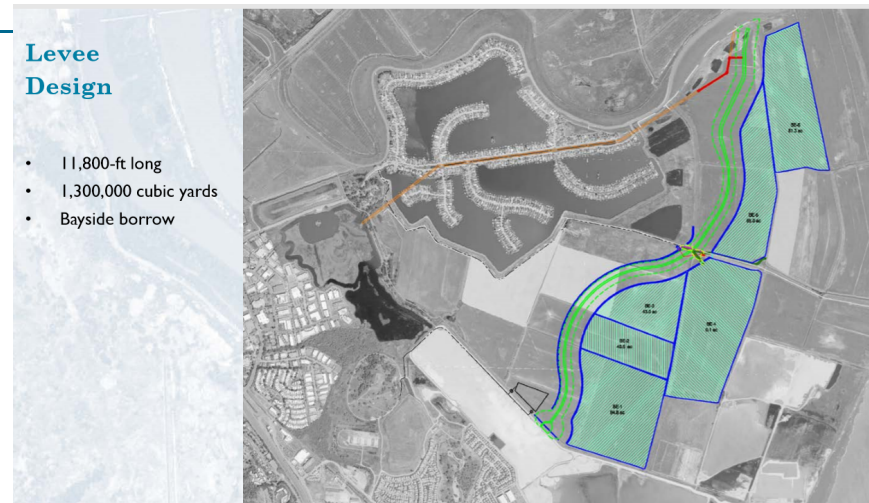
4) Administrative Overview

◆ South levee

- ▶ SCC levee ownership request from the CSD Board – community outreach 2021
- ▶ Deferred levee maintenance and repair projects need funding to be undertaken

◆ BMK V Updates

- ▶ The vast majority of the earthmoving work is complete
- ▶ Most of the equipment is no longer on site
- ▶ To be completed: The very ends of the new levee; the tie into the Novato Creek levee near BMK, and the tie into the N1 levee at the opposite end of the project. The work nearest Novato Creek began September 1
- ▶ This contract is nearing completion and anticipated to be substantially complete before Thanksgiving, weather permitting.



5) Financial Overview

- ◆ Available Funds as of October 31, 2020
 - ▶ Measure D Checking \$28,063
 - ▶ Measure D Savings \$223,395
 - ▶ Measure D Investments \$662,765
 - ▶ Total Funds: **\$889,023**
- ◆ Annual Funds Received (Anticipated)
 - ▶ December 2020 – \$280,068
- ◆ Spends to Date (Thru Oct. 2020)
 - ▶ ~\$120k of \$273,600 budget
 - ▶ Budget tracking to actual spend

North Lagoon Dredging	
Current (July 2020)	
Investments	\$ 665,000
Checking	\$ 72,047
Savings	\$ 323,371
Dec-20	\$ 274,000
Apr-21	\$ 275,000
Total All Funding thru	\$ 1,609,418
Waterways Spends (Projection thru Nov 2021)	\$ (275,000)
NL Dredging	\$ (675,000)
DMMS Prep	\$ (75,000)
CM/Incidentals	\$ (75,000)
Total Outflows	\$ (1,100,000)
Reseves After NL Dredge	\$ 509,418

6) Capital Asset Management Preservation

- ◆ A study was performed in 2019 with findings presented to the Board in 2020 for the purpose of ascertaining capital needs thru 2040 for marine and District owned assets
 - ▶ BMKCSD Board of Directors has commissioned an Ad-hoc subcommittee to study options for obtaining these additional funds
 - ▶ Measure D has been funding projects both maintenance / repair and capital needs since bond measure funds were expended thru a fiscal policy of spending and reserving Measure D annual funds received
 - ▶ However, additional funds must be obtained to preserve BMKCSD's marine assets beyond maintenance / repair budgets thru the Measure D parcel tax
 - ▶ Ad-hoc subcommittee recommendations anticipated to go to the full Board in 2021 with community outreach / education if recommendations move forward

6) Capital Asset Management Preservation

- ◆ The following project / estimates have not been formally accepted by the Board and are for DRAFT discussion purposes only
- ◆ Priority 1

Priority One (Must be Completed)					
South Lock Modernization	2023	\$	225,000	SL	Aged electrical components starting to fail/Need replacement and modernization
North Lock Modernization	2025	\$	225,000	NL	Aged electrical components starting to fail/Need replacement and modernization
Anode Bed Install	2035	\$	150,000	SL	Replace aged out Cathodic Protection Anode Bed
Anode Bed Install	2035	\$	150,000	NL	Replace aged out Cathodic Protection Anode Bed
North/South Lock Coating Project	2025	\$	250,000	NL/SL	Pushed Project to do other priorities. Needs to be completed
Dredging North Lagoon/Sump and Gates	2021	\$	650,000	NL	~10-15 year cycle
Dredging North Lagoon/Sump and Gates	2035	\$	850,000	NL	~10-15 year cycle
DMMS Management	2020-2040		500,000	CR/NL/SL	\$25k per year to manage vegetation growth after episodal dredging 2021
			Subtotal		
				\$ 3,000,000	
	Soft Costs		22%	\$ 660,000	
	Placement/Fees/Outreach		5%	\$ 150,000	
	Contingency		15%	\$ 571,500	
			Total without using Measure D Reserves	\$ 4,381,500	
			Less Measure D Reserved Funds Saved (~20% per annum)	\$ (2,000,000)	
			Total Capital Needs w/Measure D reserves utilized	\$ 2,381,500	

6) Capital Asset Management Preservation

◆ Priority 2

Priority Two (Strongly Encouraged)

Marine Infrastructure/Floats/Gangways	2020-2040	\$ 350,000	SL/NL/CR	Capital Spends for Boat Ramps and Lock Floats/Gangways
Remaining S Lagoon Levee Armament	2021-2030	\$ 750,000	SL	Remaining rip/rap and key-way repairs
South Lagoon Levee Maintenance	2020-2040	\$ 750,000	SL	Elevation and Erosion Maintenance
		Subtotal	\$ 1,850,000	
	Soft Costs	22%	\$ 407,000	
	Measure			
	Placement, Fees/Outreach	5%	\$ 92,500	
	Contingency	15%	\$ 352,425	
		Total	\$ 2,701,925	

6) Capital Asset Management Preservation

◆ Priority 3

Priority Three (Encouraged)				
Vessel for South Lagoon - Response	2025	\$ 40,000	SL	Additional Support for South and provide better response time compared to Work Barge
Dredging Novato Creek	2028-2040	\$ 850,000	CR/NL/SL	Would be coordinated with the Novato Creek Watershed Improvements
Novato Creek Watershed Improvements	2028-2040	\$ 1,250,000	CR/NL/SL	Funds toward improving tidal prism/partnering funds for dredge opportunities
Mechanical Pumps N and S Lagoons	2024-2028	\$ 350,000	SL/NL	Provide Adaptation for Sea-level Rise and Novato Creek Water Release Challenges
Additional Overflow/Spillway S Lagoon	2025-2035	\$ 2,000,000	SL	Gravity System/Augment what is in place
Community Center	2020-2040	\$ 200,000	CR/NL/SL	Flooring/Roofing/Windows
		Subtotal	\$ 2,940,000	
		Soft Costs	22%	\$ 646,800
		Measure Placement/Fees/Outreach	5%	\$ 147,000
		Contingency	15%	\$ 560,070
		Total	\$ 4,293,870	

6) Capital Asset Management Preservation

◆ Summary

<i>All Three Scenarios</i>			
Total Priority One	2020-2040	\$	3,000,000
Total Priority Two	2020-2040	\$	1,850,000
Total Priority Three	2020-2040	\$	2,940,000
	<i>Subtotal</i>	\$	7,790,000
	Soft Costs		22% \$ 1,713,800
	Measure		
	Placement/Fees/Outre		5% \$ 389,500
	Contingency		15% \$ 1,483,995
			Total \$ 11,377,295

Measure D Committee Members

- 1) South Lagoon Members
Glen Alberigi, 21 Bahama Reef
Chris Strom, 2 Bahama Reef (Alternate)
Vacant

- 2) North Lagoon Members
Dave Lindsay, 137 Caribe Isle
Vacant
Vacant (alternate)

- 3) Creek Members
Judy Johnson, 32 Calypso Shores
Robert Marshall, 133 Montego Key
Vacant (Alternate)

- 4) CSD Board Members
Vince Lattanzio, 192 BMK Blvd
Darrick Chase, 5 Montego Key

7) Closing

- ◆ Fiscal year closes June 30, 2021
- ◆ 2021-2022 Budget Due in May 2021 to BMKCSD Board
- ◆ Measure D Annual Meeting, start of May 2021 evening