

Port of Camas-Washougal							
5 Year Future Capital Improvement Plan							
Adopted: April 5, 2011; Revised: November 15, 2011; November 20, 2012; November 18, 2013; November 18, 2014; November 16, 2015; November 14, 2016; November 21, 2017; November 19, 2018; November 18, 2019							
	Strategic Plan	2019	2020	2021	2022	2023	2024
MARINA (Strategic Investments):	Goal 4						
Breakwater Access (design)		\$ 4,260	\$ 18,090				
Breakwater Access (construction)				\$ -			
MARINA (Operational Capital Projects):							
Upper marina electrical A, B, C, D, E (Construction) - <i>carryover</i>		\$ 13,802					
J Dock Rehabilitation - <i>carryover</i>		\$ 39,215	\$ 1,896				
Uncovered E Row			\$ 75,000				
Gate 3 FDC Extension - Design work			\$ 15,000				
Gate 3 FDC Extension - Construction				\$ 50,000			
Launch Ramp Floats/East Dock				\$ 165,000			
Fuel Dock Construction				\$ -			
Entrance Sign					\$ 50,000		
Uncovered G Row Puffin					\$ 20,000		
Dredge Hydrographic Survey					\$ 22,000		
Uncovered A Row Rehab						\$ 90,000	
Trailer Parking Area - paving drive lanes						\$ 90,000	
Dredge Permitting						\$ 52,000	
Dredging							\$ 750,000
	Strategic Plan	2019	2020	2021	2022	2023	2024
PARKS (Strategic Investments):	Strategy 4.5						
Waterfront Park Natural Play Area (Construction) - <i>carryover</i>		\$ 431,033	\$ 18,594				
Waterfront Park Natural Play Area (Engineering/Design) - <i>carryover</i>		\$ 7,764					
PARKS (Operational Capital Projects):							
Art Fund - 2019 Beaver Mural \$750		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
	Strategic Plan	2019	2020	2021	2022	2023	2024
AIRPORT (Strategic Investments):	Goal 5						
Airport Property Purchase (\$550,000 over 15 years)		\$ 35,570					
Flight Planning Center			\$ 40,000				
Entrance Sign					\$ 55,000		
AIRPORT (Operational Capital Projects):							
Asphalt Sealing & Taxiway Widening - <i>carryover</i>		\$ 1,850					
AP-6 Remodel - <i>carryover</i>		\$ 30,416					
Sealing Taxiway next to Runway (south side)		\$ 22,878					
Roof Seal B & D Rows		\$ 36,187					
Slurry Seal Runway & Taxiway B			\$ 60,000				
Seal & Paint Exterior B Row				\$ 40,000			
Taxiway C Slurry Seal				\$ 15,000			
AP-5 Remodel				\$ 20,000			
Taxiway E Slurry Seal					\$ 30,000		
Parking Area near Flight Planning Center and remove fence					\$ 20,000		
Seal & Paint Exterior D Row					\$ 35,000		
Taxiway A Widening						\$ 40,000	
Taxiway D Slurry Seal						\$ 15,000	

REAL ESTATE/INDUSTRIAL PARK (Strategic Investments):		2019	2020	2021	2022	2023	2024
Purchase Property & Bldg in IP	Strategy 2.1, 3.1	\$ 1,815,470					
Waterfront Development (Leland)	Strategy 1.2, Goal 4	\$ 91,374	\$ 45,178				
Preliminary Concept Plan (YBA)		\$ 30,740	\$ 16,260				
Stormwater Design (DOWL)		\$ 15,008					
Waterfront Civil Design (PBS)		\$ 12,367	\$ 22,575				
Waterfront (KC Dev)		\$ 2,175					
Waterfront Geotech (Earth Engineers)		\$ 5,748	\$ 2,498				
Removal of Dirt Pile - <i>carryover</i>		\$ 194,757					
Bldg 20 (design/engineering) - 50,000 sq ft		\$ 6,998	\$ 349,500				
Bldg 20 (construction) - 50,000 sq ft				\$ 2,209,627			
SCC Connector Rd (41st St) - engineering					\$ 75,000		
SCC Connector Rd (41st St) - 1400' @ \$1,250/ft \$1,625,000 construction						\$ 1,625,000	
REAL ESTATE/INDUSTRIAL PARK (Operational Capital Projects):							
Chip Seal Truman (37th to 32nd) & Pavement Survey - <i>carryover</i>		\$ 2,596					
IP Shop Waste Oil Heater/Insulation/Shop Improvements - <i>carryover</i>		\$ 11,122					
Bldg 16 Siding Replacement - <i>carryover</i>		\$ 5,237					
Bldg 18 Demising Walls (7)/Bathrooms (9) - <i>carryover</i>		\$ 63,136					
Gutter Repair - Bldg 7		\$ 12,910					
HVAC Units		\$ 41,418					
Steigerwald Mitigation Plantings		\$ 58,594					
Rail Repair		\$ 67,041					
Grant St. Electrical Extension - <i>carryover</i>		\$ -	\$ 70,000				
Steigerwald Mitigation Fence			\$ 50,000				
Seal & Coat Parking Lot - Bldg 7			\$ 20,000				
28th and Ford Street Rehabilitation			\$ 70,000				
Rail Repair			\$ 71,000				
HVAC Units			\$ 75,000				
Seal & Paint Exterior - Bldg 7			\$ 26,368				
Seal & Paint Exterior - Bldg 12				\$ 25,000			
Seal & Paint Exterior - Bldg 14				\$ 25,000			
Rail Repair				\$ 15,000			
HVAC Units				\$ 50,000			
Seal & Coat Parking Lot - Bldg 5					\$ 7,000		
Seal & Coat Parking Lot - Bldg 10					\$ 15,000		
Seal & Coat Parking Lot - Courthouse					\$ 20,000		
Seal & Paint Exterior - Bldg 8					\$ 25,000		
Repair Exterior Brick - Courthouse					\$ 30,000		
Rail Repair					\$ 15,000		
HVAC Units					\$ 50,000		
Seal & Coat Parking Lot - Bldg 8						\$ 15,000	
Seal & Coat Parking Lot - Bldg 11						\$ 20,000	
Seal & Coat Parking Lot - Bldg 9						\$ 18,000	
Seal & Coat Parking Lot - Bldg 15						\$ 18,000	
Seal & Paint Exterior - Bldg 4						\$ 25,000	
Rail Repair						\$ 15,000	
HVAC Units						\$ 50,000	

Westlie Ford Parking Area							\$ 30,000
Bldg 4 - Windows & Doors							\$ 15,000
Seal & Paint Exterior - Bldg 5							\$ 20,000
Bldg 5 - Windows							\$ 10,000
Seal & Paint Exterior - Bldg 15							\$ 40,000
Courthouse Windows							\$ 40,000
Rail Repair - Various Code 2							\$ 15,000
Rail Crossing 28th & Index							\$ 100,000
HVAC							\$ 50,000

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LEVEE (Operational Capital Projects):							
Levee Bank Restoration			\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Steigerwald Lake Levee Restoration		\$ 17,657	\$ -	\$ -			
VEHICLES (Operational Capital Projects):							
4 Door Truck		\$ 38,088					
4 Door Truck			\$ 50,000				
Landscaping Equipment: Kubota Tractor, Gravely Mower, Rears Flail Mower, Dump Trailer & FOD mat			\$ 80,859				
4 Door Truck				\$ 50,000			
3 yard Dump Truck					\$ 50,000		
ADMINISTRATION OFFICE (Other Capital Projects):							
Admin Parking Lot Rehabilitation - <i>carryover</i>		\$ 4,082					
MB-1 Maintenance Shop Upgrades			\$ 15,000				
Server/New Server Location			\$ 25,000				
Replace Roof				\$ 50,000			
Generator					\$ 80,000		
TOTAL CAPITAL IMPROVEMENT PROJECTS COSTS		\$ 3,124,493	\$ 1,247,818	\$ 2,744,627	\$ 629,000	\$ 2,103,000	\$ 1,095,000

	2019	2020	2021	2022	2023	2024
CONTINGENCY CAPITAL PROJ W/ 2018 NET OPERATING & NON-OPERATING INCOME						
Gas Dock (design)	\$ 16,315	\$ 50,085				
Marina Fuel Terminal Upgrade	\$ 5,854					
Airport Fuel Terminal Upgrade	\$ 3,369					
FMX Software	\$ 8,460					
27th St Rail	\$ 13,282					
Bldg 15 Mitigation Plantings	\$ 7,046					
Airport Signage	\$ 6,558					
Generator (2)	\$ 5,458					
Bldg 7 Roof/Gutter Rehab	\$ 32,520					
Grant St. Electrical	\$ 43,804					
Replace Damaged Marina Cameras and Ancillary Parts	\$ 7,327					
Bldg 10 Electrical	\$ 75,000					
Fishing Dock Piling Repair	\$ 12,932					
Airport Well Repair	\$ 6,358					
TOTAL CONTINGENCY CAPITAL IMPROVEMENT PROJECTS COSTS	\$ 244,284	\$ 50,085	\$ -	\$ -	\$ -	\$ -