

**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; November 18, 2020; November 17 2021, November 16 2022

	2023	2024	2025	2026	2027
MARINA (Strategic Investments):					
Breakwater Access (construction) \$1,501,897 grant max \$1M with 25% match	\$ 96,933				
Breakwater Permits (estimate)					
MARINA (Operational Capital Projects):					
Fuel Dock Construction \$374,891 BIG grant \$72,813, CVA grant \$106,706	\$ 19,366				
East dock replacement	\$ 350,000				
Breakwater dock/fishing dock resurfacing	\$ 20,000				
Dredging Hydrographic Survey		\$ 10,000			
Dredge Engineering & Permitting		\$ 100,000			
East and West Marina access lanes slurry			\$ 30,000		
Seal & Paint Riverside Siding			\$ 30,000		
Dredging *waiting for analysis				\$ 750,000	
	2023	2024	2025	2026	2027
PARKS (Operational Capital Projects):					
Art Fund	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
Waterfront Parking lots (east and west)				\$ 15,000	
	2023	2024	2025	2026	2027
AIRPORT (Strategic Investments):					
AIRPORT (Operational Capital Projects):					
Unleaded fuel tank (permit/tank/install)	\$ 200,000				
Tie-down plowing & re-seeding & 2 additional tie-downs (concrete) in-house	\$ 20,000				
E row Roof Seal			\$ 28,000		
Taxiway D, G & H Slurry seal			\$ 65,000		
AP-5 Siding and Paint (<i>In house</i>)			\$ 15,000		
AP-6 Windows (<i>In house</i>)			\$ 10,000		
Hangar F Roof Seal & Paint				\$ 63,000	
Taxiway F Slurry Seal				\$ 15,000	
AP-6 Paint Exterior				\$ 6,000	
Airport Parking Lot - paving					\$ 30,000
Runways/Taxiways - main entrance road @ gate					\$ 10,000

REAL ESTATE/INDUSTRIAL PARK (Strategic Investments):	2023	2024	2025	2026	2027
Bldg 20 (A&E) - 50,000 sq ft EDA grant \$4,004,354, CERB grant/loan \$1,440,873					
CIDA	\$ 54,191				
Earth Engineers					
Bldg 20 Cultural Resources Discovery Plan - AINW					
Bldg 20 Base Bid	\$ 3,261,115				
Bldg 20 Change Order #1					
Bldg 20 Change Order #2					
Bldg 20 Change Order #3	\$ 411,778				
Bldg 20 Change Order #4	\$ 20,692				
Bldg 20 Change Order #5	\$ 24,789				
Bldg 20 Change Order #6	\$ 11,101				
Bldg 20 Change Order #7	\$ 8,460				
Bldg 20 Change Order #8	\$ 3,118				
Bldg 20 Change Order #9	\$ 4,586				
Bldg 20 Change Order #10	\$ (365,786)				
Bldg 20 Demising Walls (6) Bathrooms (7) Electric Panel (7)	\$ 618,609				
Bldg 20 Clark PUD SDC					
Bldg 20 Estimated Permit Costs					
SCC Connector Rd (41st St) - engineering \$200,000 CAPITAL ASK					
SCC Connector Rd (41st St) - 1400' \$2,200,000 construction CAPITAL ASK	\$ 200,000				
Energy efficiency projects (Port lighting upgrades/Bldg 10 insulation)	\$ 45,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
West-side Waterfront Development	\$ 150,000		\$ 50,000	\$ 250,000	
Bldg 21 Estimated Design & Permit Costs (construction 2028)					\$ 700,000
REAL ESTATE/INDUSTRIAL PARK (Operational Capital Projects):					
Seal & Coat Parking Lot - Bldg 8	\$ 15,000				
Seal & Coat Parking Lot - Bldg 11	\$ 20,000				
Seal & Coat Parking Lot - Bldg 15	\$ 18,000				
Seal & Paint Exterior & Bldg Sign - Bldg 4	\$ 29,000				
IP Shop - building B doors	\$ 15,000				
Bldg 10 RTU's (5)	\$ 20,000				
Rail Repair	\$ 15,000				
HVAC Units	\$ 30,000				
Bldg 4 - Windows & Doors		\$ 15,000			
Seal & Paint Exterior & Bldg Sign - Bldg 5		\$ 24,000			
Bldg 5 - Windows		\$ 10,000			

Rail Repair - Various Code 2			\$ 15,000		
Rail Crossing 28th & Index			\$ 100,000		
HVAC			\$ 50,000		
Rail- Switch 6113 rebuild			\$ 7,000		
Courthouse Windows			\$ 60,000		
Seal & Paint Exterior - Bldg 19			\$ 35,000		
Bldg 6- Slurry seal parking lot			\$ 15,000		
Bldg 7- Slurry seal parking lot			\$ 25,000		
Bldg 14- Slurry seal parking lot			\$ 12,000		
Bldg 16- Slurry seal parking lot			\$ 12,000		
Asphalt Survey			\$ 10,000		
Lincoln St.- Slurry seal			\$ 35,000		
HVAC Units			\$ 50,000		
Rail				\$ 115,000	
Streets				\$ 15,000	
Seal & Paint Exterior - Bldg 16				\$ 25,000	
Bldg 17 - Slurry seal parking lot				\$ 30,000	
Bldg 19 - Slurry seal parking lot				\$ 20,000	
HVAC Units				\$ 50,000	
Bldg 5 HVAC					\$ 25,000
HVAC Units					\$ 25,000
Courthouse - courtroom HVAC					\$ 40,000
Westlie Ford - Overhead doors					\$ 30,000
IP Streets -					\$ 80,000
IP Rail					\$ 15,000
	2023	2024	2025	2026	2027
LEVEE (Operational Capital Projects):					
Levee Bank Restoration	\$ 50,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Lawton Creek Design					
Lawton Creek Permitting					
Lawton Creek Construction					

	2023	2024	2025	2026	2027
VEHICLES (Operational Capital Projects):					
F-150 - Hybrid (electric vehicle not available until 2025 - order in 2023)	\$ 60,000				
Gravely Mowers (2)	\$ 24,000				
Replace Ford Explorer - For electric vehicle	\$ 40,000				
Backhoe			\$ 80,000		
New Utility Vehicle Marina			\$ 17,000		
Extra Cab Truck - electric vehicle (order in 2023)			\$ 80,000		
Main Levee Mower					\$ 65,000
	2023	2024	2025	2026	2027
ADMINISTRATION OFFICE (Other Capital Projects):					
Slurry Seal Main Parking Lot				\$ 20,000	
TOTAL CAPITAL IMPROVEMENT PROJECTS COSTS	\$ 5,494,952	\$ 404,000	\$ 746,000	\$ 1,454,000	\$ 1,095,000
	2023	2024	2025	2026	2027
CONTINGENCY CAPITAL PROJ W/ 2022 NET OPERATING & NON-OPERATING INCOME					
Cloud based Financial Systems Implementation Cost \$29,810 plus travel for training	\$ 27,025				
Bldg 8 Overhead door					
Bldg 19 Roof Repair - need estimate	\$ 25,000				
Bldg 4 Office Remodel					
Utility Vehicle for Marina	\$ 20,000				
New gate system - Marina and Port Main office building	\$ 15,375				
TOTAL CONTINGENCY CAPITAL IMPROVEMENT PROJECTS COSTS	\$ 87,400				