

**Port of Camas-Washougal  
5 Year Future Capital Improvement Plan**

*Adopted: April 5, 2011; Revised: November 15, 2011; Revised: November 20, 2012; Revised: November 18, 2013; November 18, 2014; November 16, 2015; November 14, 2016; November 21, 2017; November 19, 2018*

	Strategic Plan	2018	2019	2020	2021	2022	2023
<b>MARINA (Strategic Investments):</b>	<b>Goal 4</b>						
<b>MARINA (Operational Capital Projects):</b>							
Upper marina electrical A, B, C, D, E (Construction) - <i>carryover</i>		\$ 299,791					
Fuel Dock Rebuild - <i>carryover</i>		\$ 51,707					
Dock Cameras - <i>carryover</i>		\$ 26,936					
13 Waverunner Stalls		\$ 30,065					
J Dock Rehabilitation		\$ 41,110					
Marina Fuel Line Replacement		\$ 15,786					
Self Service Fueling Terminal QTPod		\$ 23,786					
Launch Ramp Floats/East Dock			\$ 165,000				
Uncovered E Row & G Row Puffin				\$ 60,000			
Entrance Sign					\$ 42,000		
Breakwater Electrical (American Empress)						\$ 70,000	
Dredge Hydrographic Survey						\$ 22,000	
Dredge Permitting							\$ 52,000
	Strategic Plan	2018	2019	2020	2021	2022	2023
<b>PARKS (Strategic Investments):</b>	<b>Strategy 4.5</b>						
Waterfront Park Natural Play Area (Construction)		\$ 335,000					
Waterfront Park Natural Play Area (Engineering/Design)		\$ 37,595					
<b>PARKS (Operational Capital Projects):</b>							
Wayfinding Signage (Design) - <i>carryover</i>		\$ 1,750					
Waterfront Park Interpretive Signs (3)		\$ 13,304					
Wayfinding Signs		\$ 14,433					
Eagle Artwork		\$ 9,000					
Waterfront Park Perimeter Fencing		\$ 23,664					
Art Fund			\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Concrete sidewalk north side of parking lot next to Marina Way & Curb stops				\$ 25,000			
Filling in Cove Feasibility Study					\$ 15,000		
	Strategic Plan	2018	2019	2020	2021	2022	2023
<b>AIRPORT (Strategic Investments):</b>	<b>Goal 5</b>						
<b>AIRPORT (Operational Capital Projects):</b>							
Structural Repair A Row - <i>carryover</i>		\$ 1,747					
Airport Cameras - <i>carryover</i>		\$ 13,930					
Roof Seal A Row		\$ 16,304					
Asphalt Sealing & Taxiway Widening		\$ 39,849					
AP-6 Remodel		\$ 30,000					
Self Service Fueling Terminal QTPod		\$ 23,246					
Sealing Taxiway next to Runway (south side)			\$ 20,000				
Roof Seal B Row			\$ 28,000				
Roof Seal D Row				\$ 45,000			
Seal & Paint Exterior B Row					\$ 40,000		
Entrance Sign					\$ 30,000		
Slurry Seal Runway					\$ 40,000		
AP-5 Remodel					\$ 20,000		
Seal & Paint Exterior D Row						\$ 35,000	

REAL ESTATE/INDUSTRIAL PARK (Strategic Investments):		2018	2019	2020	2021	2022	2023
Bldg 18 engineering and inspection testing - <i>carryover</i>	<i>Strategy 2.1, 3.1</i>	\$ 53,006					
Bldg 18 - 50,000 sq ft (construction) - <i>carryover</i>		\$ 3,536,040					
Waterfront Land Purchases \$784,120 in reserve to go towards this	<i>Strategy 1.2, Goal 4</i>	\$ 3,471,409					
Conceptual Design Waterfront Development		\$ 18,060					
Removal of Dirt Pile		\$ 175,000					
Steigerwald Levee Project		\$ 5,996					
Waterfront Development			\$ 200,000				
Bldg 19 (engineering) - 10,000 sq ft			\$ 100,000				
Bldg 19 (construction) - 10,000 sq ft				\$ 1,300,000			
SCC Connector Rd (41st St?) - 1400' @ \$1,250/ft \$1,625,000					\$ -		
REAL ESTATE/INDUSTRIAL PARK (Operational Capital Projects):							
Grant St. Lighting - <i>carryover</i>		\$ 15,668					
Chip Seal Truman (37th to 32nd) & Pavement Survey		\$ 66,576					
Seal & Paint Exterior - Bldg 11 & IP Pumphouse		\$ 40,370					
Bldg 11 Gas Furnace (2) (in-house)		\$ 12,000					
Courthouse HVAC		\$ 40,000					
IP Shop Waste Oil Heater/Insulation/Shop Improvements (in/out house)		\$ 30,000					
Bldg 16 Siding Replacement		\$ 106,544					
Seal & Paint Exterior - Bldg 10		\$ 14,433					
Seal & Coat Parking Lot - Bldg 12		\$ 11,510					
Rail Repair		\$ 42,942					
Bldg 18 Demising Walls (7)/Bathrooms (9)		\$ 783,556					
Grant St. Electrical Extension		\$ 70,000					
Seal & Paint Exterior - Bldg 7			\$ 40,000				
Seal & Coat Parking Lot - Bldg 7			\$ 20,000				
Gutter Repair - Bldg 7			\$ 24,000				
HVAC Units			\$ 75,000				
Steigerwald Mitigation Plantings			\$ 40,000				
Rail Repair			\$ 71,000				
Seal Coat Parking Lot at Bldg 14				\$ 20,000			
Chip Seal 28th and Ford St				\$ 35,000			
Rail Repair				\$ 71,000			
HVAC Units				\$ 75,000			
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 8						\$ 15,000	
Seal & Coat Parking Lot - Bldg 5						\$ 7,000	
Seal & Coat Parking Lot - Bldg 10						\$ 15,000	
Seal & Coat Parking Lot - Bldg 11						\$ 20,000	
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 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
	<b>Strategic Plan</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
<b>LEVEE (Operational Capital Projects):</b>							
Levee Bank Restoration		\$ -	\$ 15,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Steigerwald Lake Levee Restoration		\$ 5,996	\$ -	\$ -	\$ -		
	<b>Strategic Plan</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
<b>VEHICLES (Operational Capital Projects):</b>							
Ventrac Mower		\$ 33,437					
4 Door Truck					\$ 50,000		
	<b>Strategic Plan</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
<b>ADMINISTRATION OFFICE (Other Capital Projects):</b>							
Remodel Board Room		\$ 33,621					
Security System		\$ 14,783					
Admin Parking Lot Rehabilitation		\$ 101,049					
Mobile Friendly Web Design	<b>Goal 6</b>	\$ 25,000					
HVAC Units (4)				\$ 34,000			
Generator				\$ 80,000			
Server/New Server Location				\$ 25,000			
Replace Roof					\$ 75,000		
<b>TOTAL CAPITAL IMPROVEMENT PROJECTS COSTS</b>		<b>\$ 9,755,999</b>	<b>\$ 803,000</b>	<b>\$ 1,800,000</b>	<b>\$ 457,000</b>	<b>\$ 354,000</b>	<b>\$ 208,000</b>

	2018	2019	2020	2021	2022	2023
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Cash Reserve Actual Beginning Balance 1/1/18	\$ 9,975,239
2018 Levy Revenue	\$ 2,485,847
Adjusted Parcel 1 & 9 Land Sale	\$ 994,495
Radial Contract Receivable - Land Sale	\$ 53,635
Sale of 28th St Property in IP	\$ 2,483
Sale of Water Well Site	\$ 88,163
EDA Grant Revenue	\$ 1,673,638
CERB Grant/Loan Revenue	\$ 1,265,399
C Row Expenses & Enduris Reimbursements	\$ 71,959
2018 Debt Payment	\$ (1,255,115)
Total Capital Improvement Project Costs	\$ (9,755,999)
CERB Loan Pymt	\$ (37,425)
<b>Hold Land Sales in SCC for future Construction in SCC</b>	<b>\$ (1,488,339)</b>
Required Reserve per Finance Policy	\$ (1,800,000)
Net Cash Available Balance 12/31/18	<b>Debt Capacity Avail = \$6,218,369</b>
	\$ 2,273,979

	2018	2019	2020	2021	2022	2023
Cash Reserve Projected Beginning Balance 1/1/19		\$ 5,562,318				
2019 Levy Revenue		\$ 2,572,913				
Radial Contract Receivable - Land Sale		\$ 53,617				
Sale of Water Well Site		\$ 88,163				
2019 Debt Payment		\$ (1,552,858)				
Total Capital Improvement Project Costs		\$ (803,000)				
CERB Loan Pymts (2)		\$ (132,212)				
Hold Land Sales in SCC for future Construction in SCC		\$ (1,288,339)				
Required Reserve per Finance Policy		\$ (1,800,000)				
Net Cash Available Balance 12/31/19			<b>Debt Capacity Avail = \$8,982,836</b>	\$ 2,700,602		

Cash Reserve Projected Beginning Balance 1/1/20	\$ 5,788,941
2020 Levy Revenue	\$ 2,648,642
Radial Contract Receivable - Land Sale	\$ 53,617
Sale of Water Well Site	\$ 88,163
2020 Debt Payment	\$ (1,548,878)
Total Capital Improvement Project Costs	\$ (1,800,000)
CERB Loan Pymts (2)	\$ (131,556)
Hold Land Sales in SCC for future Construction in SCC	\$ -
Required Reserve per Finance Policy	\$ (1,800,000)
Cash Reserve Projected Ending Balance 12/31/20	<b>Debt Capacity Avail = \$10,286,871</b> \$ 3,298,929

Cash Reserve Projected Beginning Balance 1/1/21	\$ 5,098,929
2021 Levy Revenue	\$ 2,700,129
Radial Contract Receivable - Land Sale	\$ 53,617
Sale of Water Well Site	\$ 88,163
2021 Debt Payment	\$ (1,551,053)
Total Capital Improvement Project Costs	\$ (457,000)
CERB Loan Pymts (2)	\$ (130,899)
Hold Land Sales in SCC for future Construction in SCC	\$ -
Required Reserve per Finance Policy	\$ (1,800,000)
Net Cash Available Balance 12/31/21	<b>Debt Capacity Avail = \$11,623,877</b> \$ 4,001,885

Cash Reserve Projected Beginning Balance 1/1/22	\$ 5,801,885
2022 Levy Revenue	\$ 2,752,130
Radial Contract Receivable - Land Sale	\$ 35,079
Sale of Water Well Site	\$ 88,163
2022 Debt Payment	\$ (1,552,878)
Total Capital Improvement Project Costs	\$ (354,000)
CERB Loan Pymts (2)	\$ (130,243)
Hold Land Sales in SCC for future Construction in SCC	\$ -
Required Reserve per Finance Policy	\$ (1,800,000)
Cash Reserve Projected Ending Balance 12/31/22	<b>Debt Capacity Avail = \$13,004,393</b> \$ 4,840,136

	2018	2019	2020	2021	2022	2023
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Cash Reserve Projected Beginning Balance 1/1/23		\$ 6,640,136
2023 Levy Revenue		\$ 2,804,651
Sale of Water Well Site		\$ 88,163
2023 Debt Payment		\$ (1,543,325)
Total Capital Improvement Project Costs		\$ (208,000)
CERB Loan Pymts (2)		\$ (129,586)
Hold Land Sales in SCC for future Construction in SCC		\$ -
Required Reserve per Finance Policy		\$ (1,800,000)
Net Cash Available Balance 12/31/23	Debt Capacity Avail = \$14,428,975	\$ 5,852,040

*\* Per the Port's Cash Reserve Policy the port should maintain approx. \$1.8M in reserves.*