

Emery Cove Yacht Harbor



Infrastructure Replacement Project



- Docks 2018-2020
- Restroom-Laundry Lift Station 2021-22
- Landscape Reno- Reseal Asphalt – Bollard Install 2023
- Art Install Dredging 2023-2024
- Light Poles 2025
- Building- Main Electrical Panel 2026

Property Features

Dockminium Marina:

Each slip is privately owned as fee simple property parcel – resulting in no option for change to length or width.

Number of Slips: 430 owned, 457 total with guest docks – 118,432 sq ft

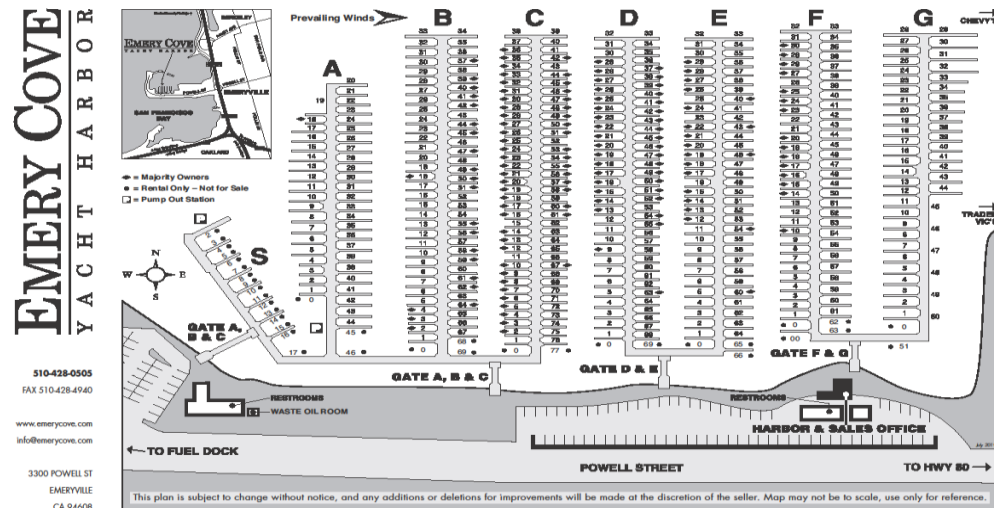
Prior Dock System: wood - pressure treated Douglas Fir built in 1984

New Docks – Structurmarine Structure 80 Aluminum Docks, Ipe hard wood decking – encapsulated foam floatation

Owners Renovation Requests: 1- No splinters 2- No tippy fingers 3 Eco-conscious

Staff Requests

- 1- long term maintenance and end of life disposal consideration
- 2- same group of Association Members thru project completion



Protected Location –

NO SURGE ISSUE • 7.5' TIDAL FLUCTUATION • PROTECTED



Dock Research – Started 2009 Sample Barge

IPE • CUMURU • PURPLEHEART • TREX



Dock Research – 2011-2017

Marinas Visited

San Diego

- Lido Yacht Anchorage,
- Bay Club Hotel & Marina,
- Sun Harbor

Bay Area

- Brisbane, Pittsburg, Pier 39,
San Francisco Marina, West Point Harbor,
Oyster Point, Marina Village, Berkeley
Marina, Santa Cruz – many others

North Carolina

- **Bellingham Wood docks** 3 marinas

Mexico –

- Marina De La Paz – 11 yr old Ipe Decking

Boston, Rhode Island, Cape Cod –

- **Structurmarine Docks** 6 marinas

Quebec, Canada

- **Structurmarine** Quebec City Marina

Dock Builders Researched

- Bellingham Marine-Dixon Ca/No Carolina
- Atlantic-Meeco
- California Custom Docks
- Mid- Cal
- Shoremaster
- Shoreside Marinas
- Cooper Crane & Rigging
- Gator Docks
- Bluewater Marine
- Kie-Con
- Structurmarine

Materials Researched

Wood

Concrete

Aluminum

HDPE and HyBrid Systems



Dock Research – Pros / Cons 2017

- **Wood** 30-35 Year Life
- Pros Lower cost to purchase, Easy Access- Easy Repair; Advance w stainless hardware last longer galvanized required re-fastening in 15-20 years.
- Cons Splinters w/o hardwood; Tippy finger as ages, wood softens & loses rigidity; Disposal Cost for pressure treated wood end of life; Added cost for torsion bars

- **Concrete** -35 Year Life
- Pros -Stability – solid heavy. -Looks good when new
- -Designs- in deck- shape options– rub rail
- -Technology is getting better– longer sections
- Cons -higher cost, outside plumbing hangars known to fail, Access to utilities, -Damage could result in replacement of section, Whaler Rot deck spauling, disposal cost at end; Maintenance Cost – most systems require annual tie-rod tightening every 1'; Harbor Masters w concrete docks reported twisting issues with finger ends

- **Aluminum** 40-+ Yr Life
- Pros -Longer life of dock ; strength – saw 30 yr old system still strong; -Design Options –different shapes, decking, chases, rub rail, Corner fenders, Easy access repairs; Adjustable cleats
- -Modular **System -No chemicals**
- - Maintenance friendly
- -Recyclable material (aluminum and Ipe) on end of life is a choice
- Cons -higher cost than wood– equal or less than concrete, -Manufacturers have different strengths and material under deck. Check carefully;
- **Hybrid Systems**
- **HDPE**
- Pros Long Life – Appears Stable
- Cons cost prohibitive, Can get hot
- New Product – Not long history of use as docks



Aluminum Docks 30 Yr Old – Cape Cod



Newport Rhode Island



2016-17 Dock Decision – Structurmarine Structure 80

- **Decision Factors:**

- **Quality - Strength -Stability** – of aluminum fingers to eliminate twisting & warping
- **Maintenance** – easy system to maintain – access for repairs - affordable long term
- **Longer life span** – 40-50 years from 30-35
- **Modular System** – adjust, move, repair convenience/dockominium options
- **Design Options** - ability to use different shapes (curves), future add-ons etc.
- **A-1 fire rating for Ipe Wood Deck** – does not burn–rated as steel (Janka Hardness= 3680)
- **Adjustable Cleats** - slide in rail – torque 90 lbs
- **No chemicals** - for Permitting, eco-friendly and ‘green’
- **Recycle Material** - at end-of-life span, eliminates hazmat
- material disposal costs. Can sell aluminum, Ipe is un-treated
- hardwood
- **Cost** – Canadian exchange rate resulted in a superior design
- option at a competitive price. Best design we found.



Sample Docks- Structurmarine 2016

IPE WOOD DECKING

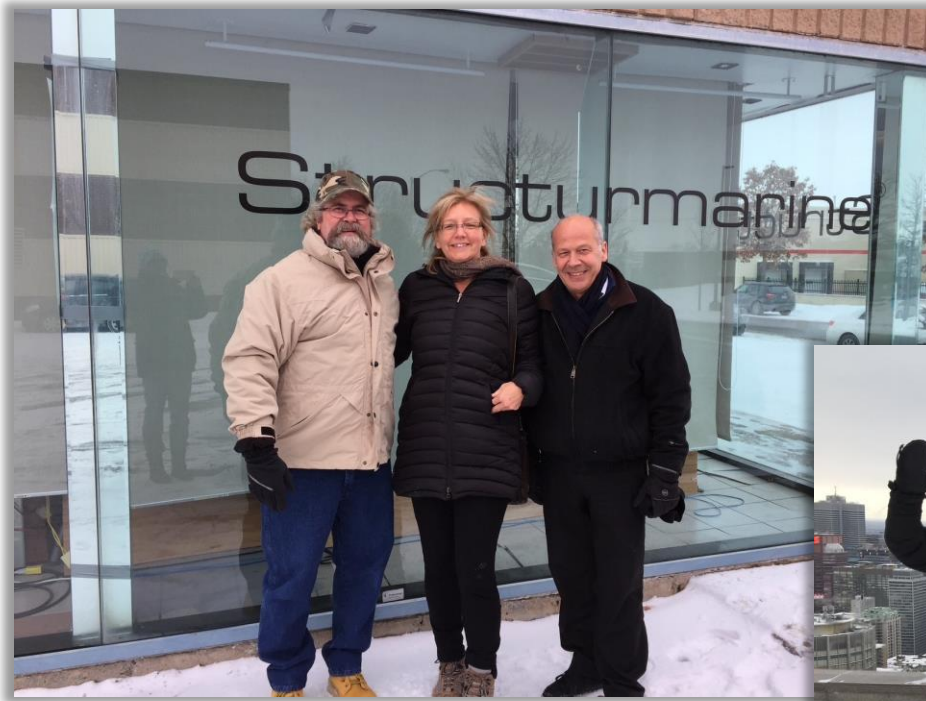


COMPOSIT DECKING



2017 Site Visit to Montreal -Feb

Structurmarine Headquarters



Manufacturing plant in Montreal

32,500 ft²

Totally dedicated to the fabrication
of floating port equipment



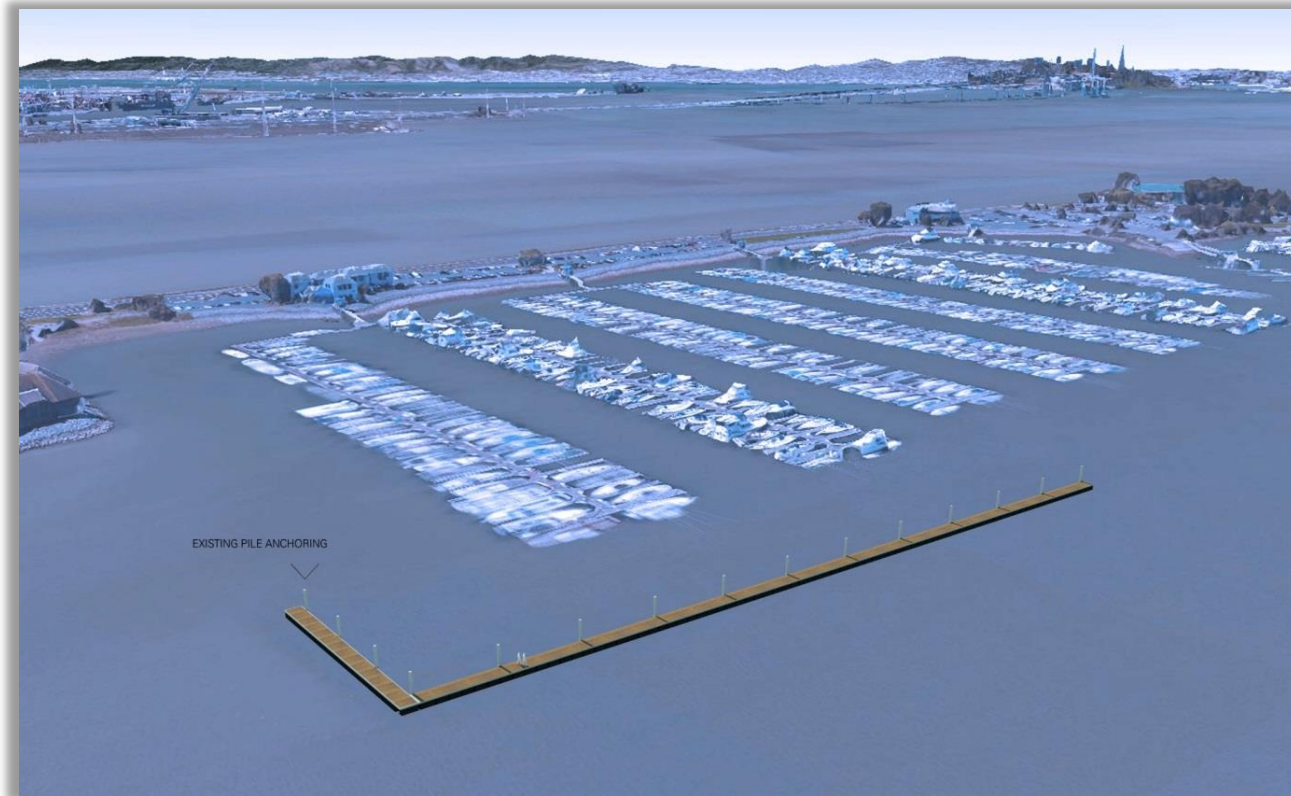
Project Begins Sep 2018 – 1st Phase - Landside Staging Area



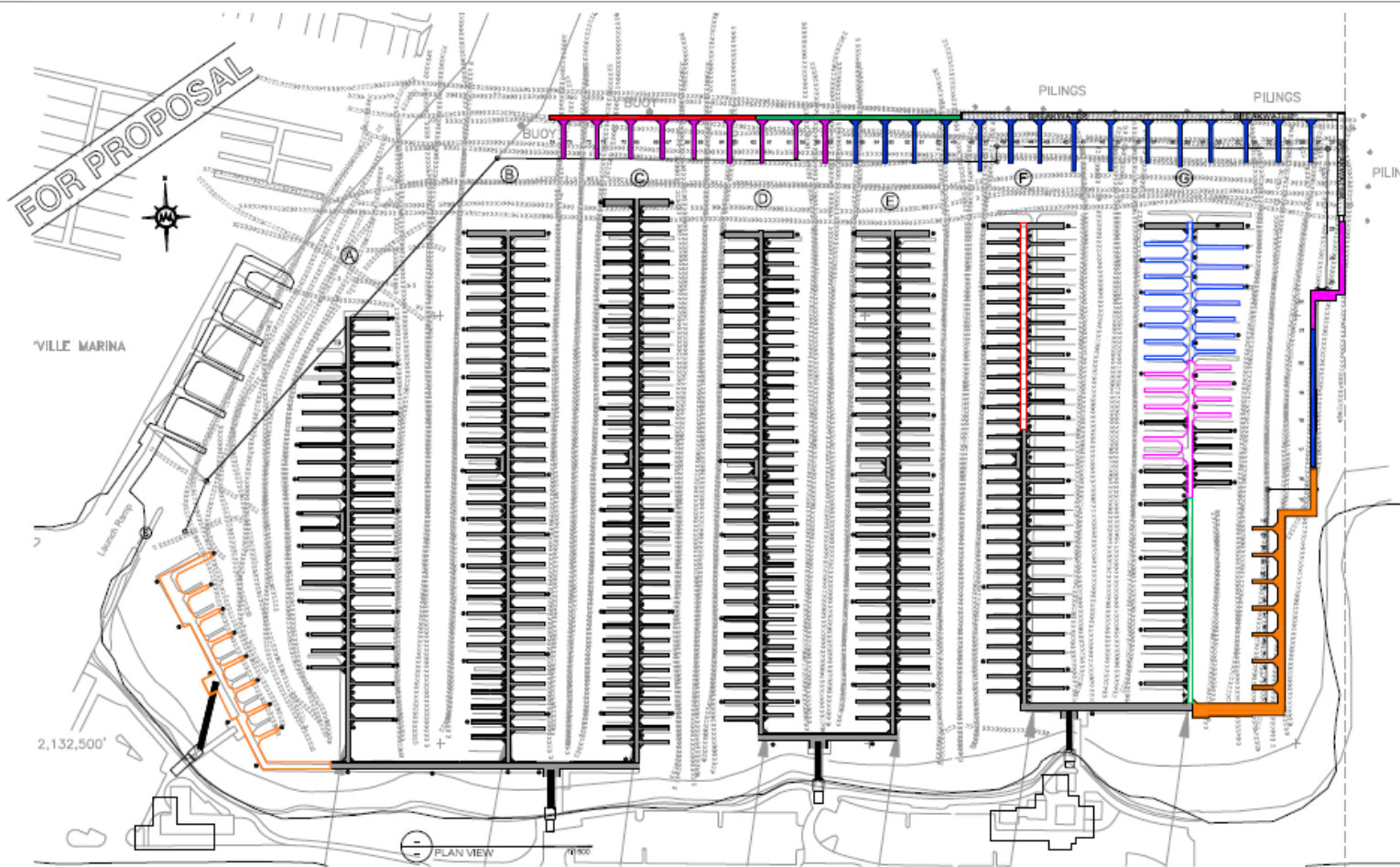
Project Begins Sep 2018 – Landside Staging Area



Renovation – 2nd Phase – Floating Breakwater Installation



Water Side Staging Area



| REVISION# | DATE | DESCRIPTION | DRAWN BY | APPROV BY |
|--|------|-------------|----------|-----------|
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| | |
|-------------|----------------------------------|
| PROJECT | EMERY COVE YACHT HARBOR |
| NEL PROJECT | 7396 |
| TITLE | PROPOSAL LAYOUT FOR INSTALLATION |

| | | | |
|-------------|--------|-------------|------------------------|
| SCALE | N.T.S. | RELDRAWING | 7396-SK-03 |
| DRAWN BY | T.J. | DATE | 12-02-2016 |
| APPROVED BY | | DRAWING REF | |
| | | | SHEET 1 1 |

Water Side Staging Area Ariel



Demo – In-house Staff

REMOVING



Tow Prep



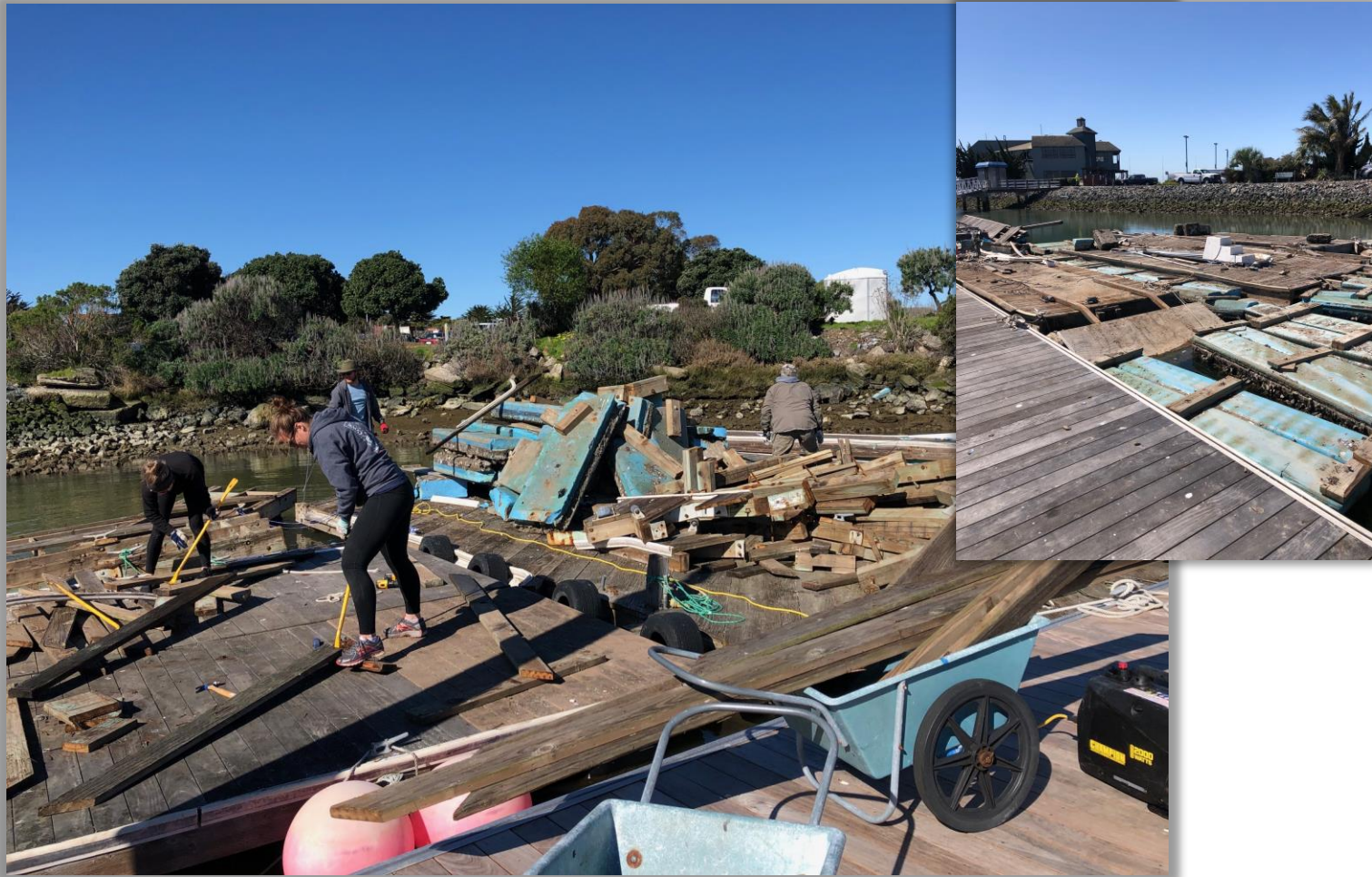
Towing –old dock giveaway – Staff



Towing -giveaway – In-house Staff



Demo – Disposal - In-house Staff



Demo – Disposal - In-house Staff



7 Dumpsters



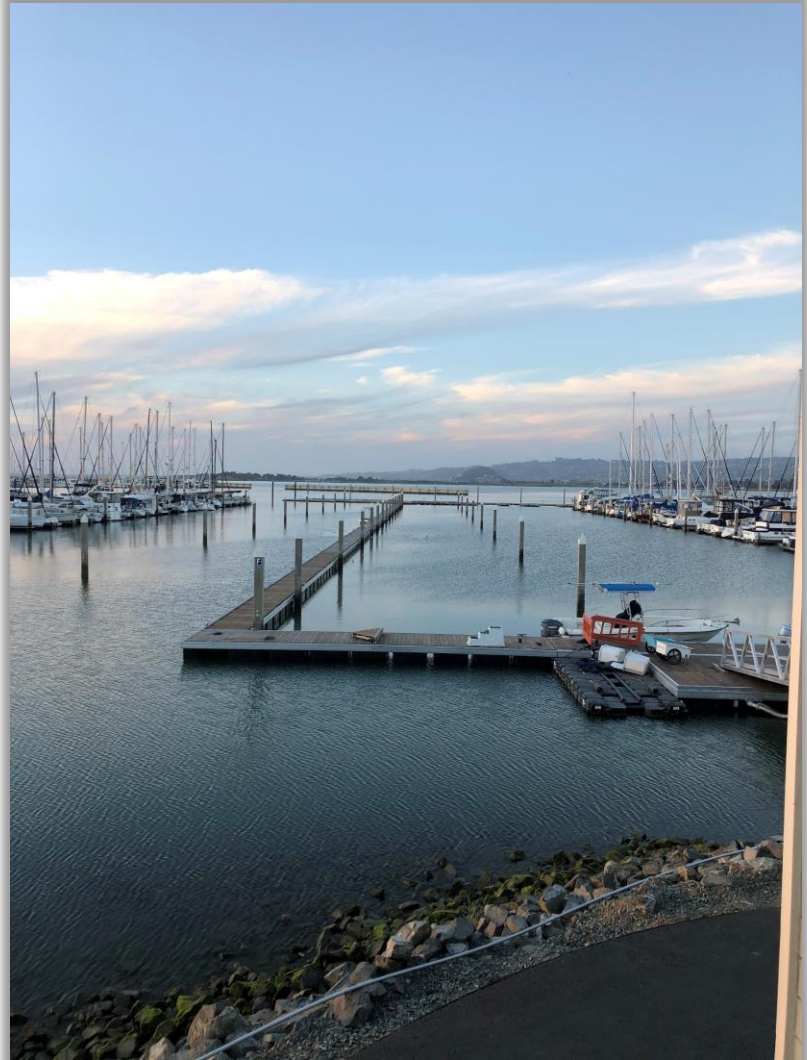
Installation – New Docks



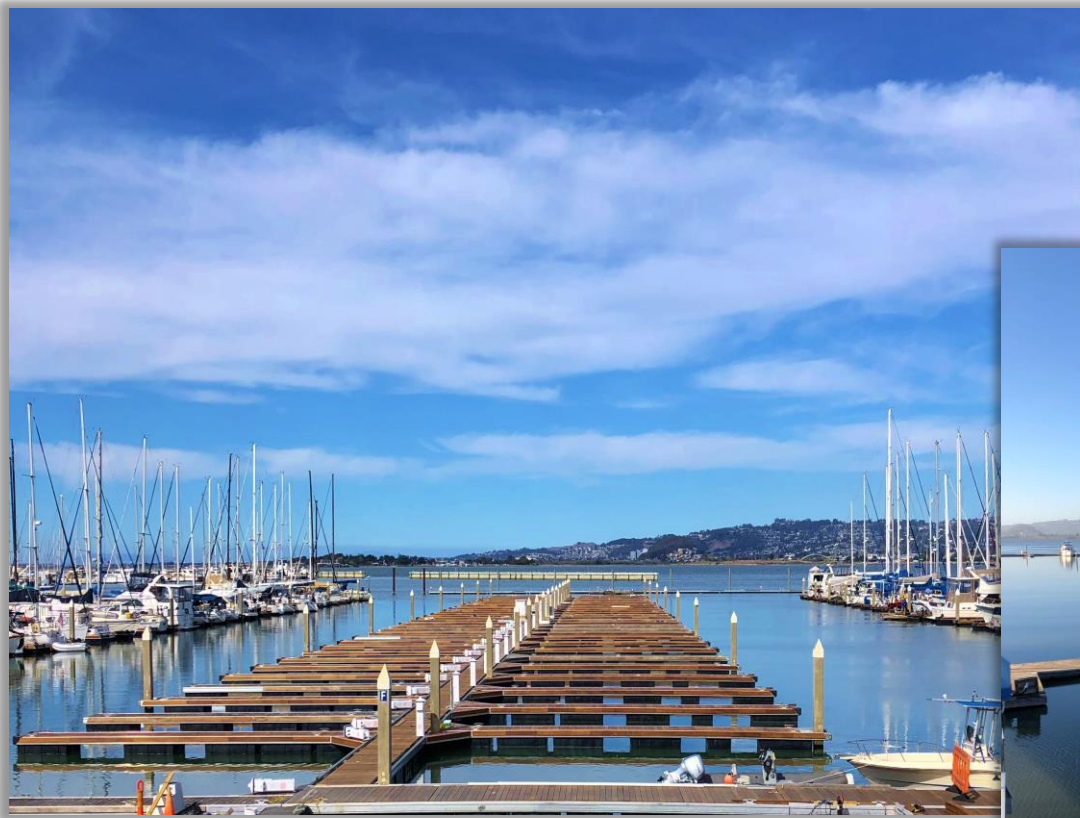
Installation – New Docks



Installation – New Docks



Installation – New Docks



Installation – New Docks



Slips 40'+ 30A 125v / 50A 240v
Slips 30'-36' 30A 125v
Pedestal each slip

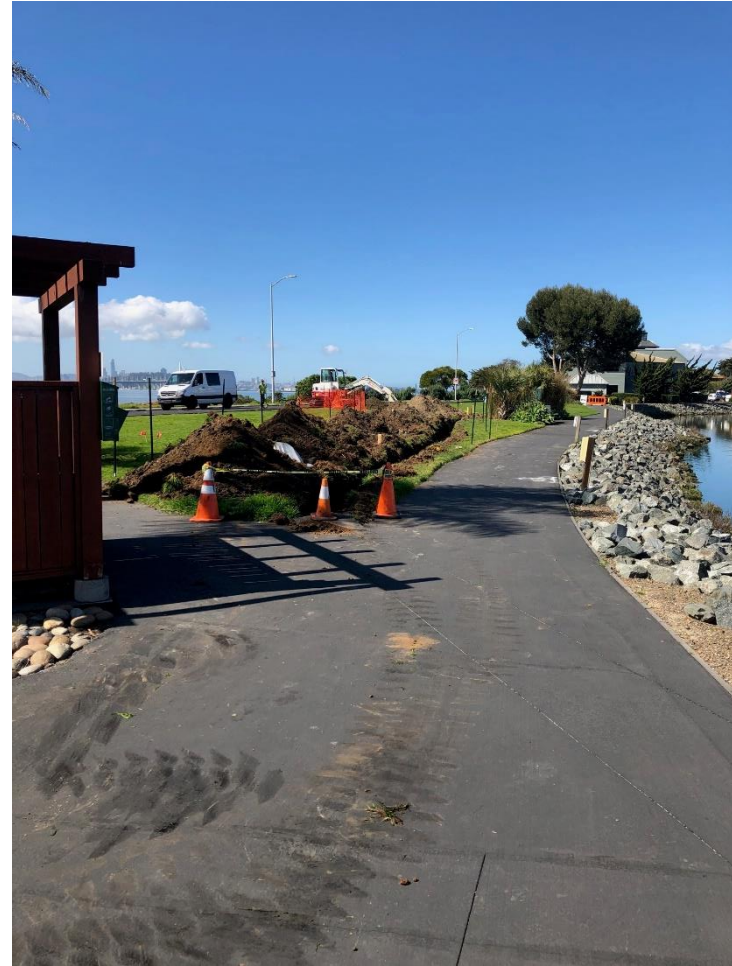
Maintenance – Pile Pads

Corner Fenders

Rub Rail



Installation – Landside Utility Trench



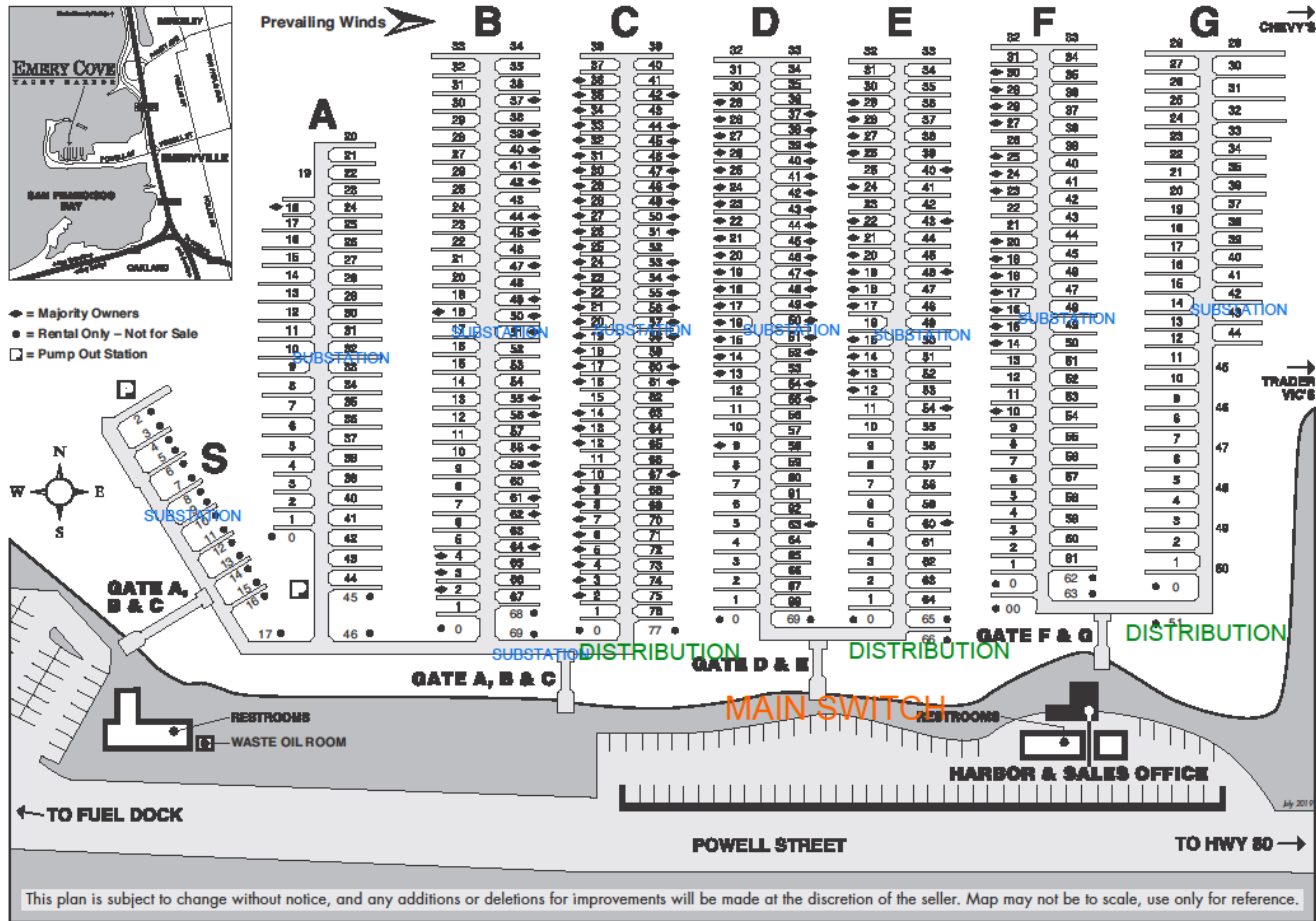
Electrical Ground Fault Monitoring

EMERY COVE
YACHT HARBOR

510-428-0505
FAX 510-428-4940

www.emerycove.com
info@emerycove.com

3300 POWELL ST
EMERYVILLE
CA 94608



Electrical Ground Fault Monitoring

Multi Circuit Breakers

Distribution Panel



Custom Design – Accessory Cleat – Dinghy Board

Dinghy Board



Accessory Cleat



Dock Install – Completion 2020 Dec



Restroom Renovation 2021-22

Pre Renovation – 1984 design



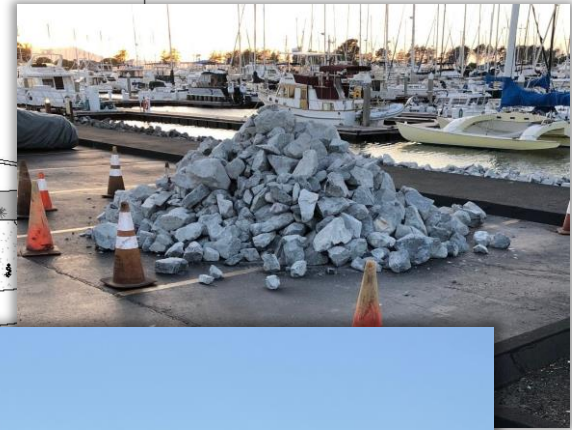
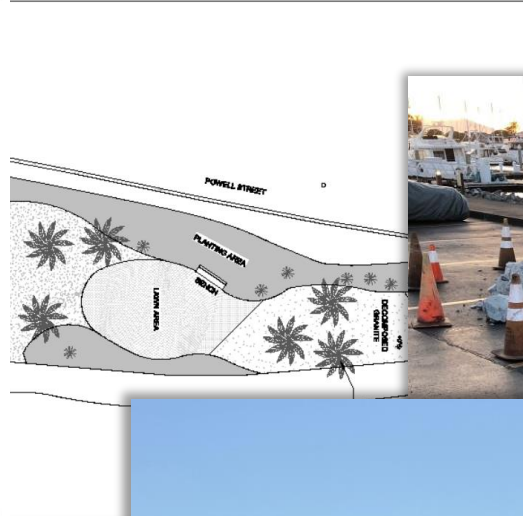
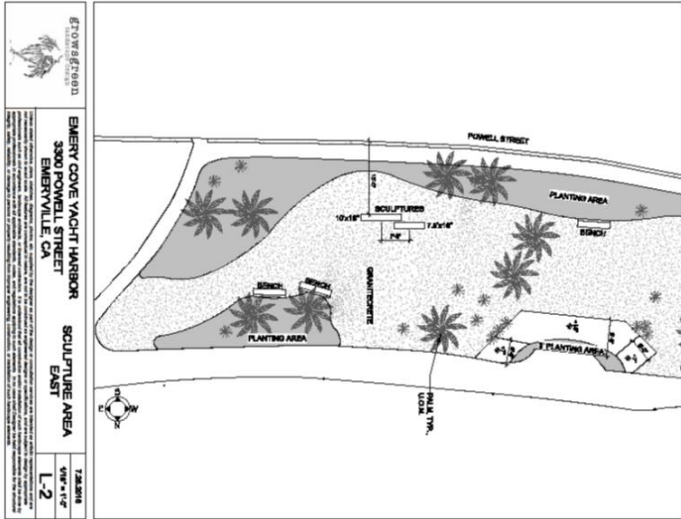
Restroom - Post Renovation 2022



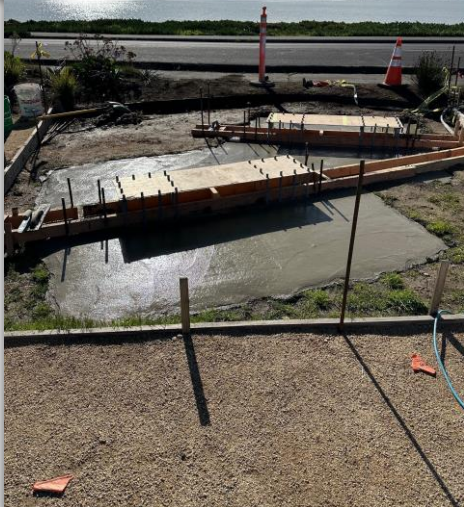
Restroom - Post Renovation 2022



Landscape Reno- Bollards 2023



Art Installation 2024 – 1% requirement



Ilan Averbuch, WIND AND STONE

Art Installation 2024



Ilan Averbuch, WIND AND STONE

Art Installation 2024



Ilan Averbuch, WIND AND STONE

Art Installation 2024



Light Poles 2025

OLD



NEW

THANK YOU

STAFF

Diane Isley, Harbor Master
Stephan Cavelti, Dockmaster
Nick Coffman, Maintenance



BOARD OF DIRECTORS

Larry W. Telford, CEO
Richard H. Kulka, Director
Bruce R. Storrs, Secretary
Eva M. Tanner, VP/CFO

THANK YOU

STAFF

Diane Isley, Harbor Master

Michael Brennan
Assistant Harbor Master



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