

LAKE AMENITIES

FY 2008 -2012

I. Mission. The LOWA makes the capital investments necessary to provide and maintain the recreational amenities that allow use and enjoyment of the lakes. These investments support two goals.

1. Maintain and upgrade our Lake of the Woods infrastructure.
- 2 Provide amenities and facilities supporting recreational and lifestyle interest of members.

II. Responsibilities. The Water Resources Manager in cooperation with the Lake Users Committee is responsible overall for lake activities that cover boating related projects and projects on the lakeside beaches and parks. Responsibilities extend to maintenance and cleanliness of facilities, safety, and time scheduling of activities that may conflict. Many of these actions require close cooperation within the Maintenance Department and with Lake Security. Several large projects enumerated below are funded as capital expenditures.

III. Major Capital Expenditures.

A. Boat Docks. There are 83 boat slips at the two marinas totaling about 8,000 square feet of dock space. Lifetimes for wooden docks are estimated at 16 years. A replacement schedule calls for replacing approximately 25% of the docks in FY 2010 and then 25% every fourth year will provide for replacement at the 16 year end of life on a continuing basis. The M&E Committee in conjunction with the Maintenance Superintendent has developed a detailed schedule of replacement. Replacement costs are estimated at \$30 per square foot (2006).

B. Main Marina. The elements of the main marina have an expected lifetime of 25 years with end of life projected in 2014. All of these elements are scheduled for replacement in the same fiscal year at a total cost of about \$150,000. Construction efficiencies and interference issues drive doing all of these projects at the same time.

C. Canoe/Kayak Floating Docks. To accommodate members who desire reasonable canoe/kayak access to the lakes, floating docks are being installed at various access points on the lakes

D. Beach Tables, Grills & Cabanas/Shelters/Covers. Tables, grills and cabanas/shelters/ covers are essential investments to enable member enjoyment of the beaches. These items have an expected lifetime of 16 years and the replacement schedule of 25% every four years provides end of life replacement on a continuing basis. In addition to the replacement schedule, several additional canopies/covers are being procured to provide adequate facilities

IV. Summary of Capital Requirements (*Items in italics not approved but recommended as changes*)

FY 2009

Dock Replacement (Reserve Study)	\$60,000 *
<i>Dock Replacement (M&E Committee)</i>	<i>\$0 *</i>

FY 2010

Beach Table, Grill & Cabana Replacement	\$20,000
Marina Bulkhead Replacement (Reserve Study)	\$51,600 **
Marina Docks Replacement	\$99,420 **
Water & Electrical Service Replacement	\$20,000 **
Fuel Dock Bulkhead Replacement	\$16,920 **
Fuel Dock Replacement	\$24,720 **
Dockmaster Office Replacement	\$5,000 **
<i>Dock replacement (M&E Committee)</i>	<i>\$37,000 *</i>

FY 2012

Main Marina Boat Ramp	\$20,000
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* The M&E Committee in conjunction with the Maintenance Superintendent has developed a detailed schedule of replacement that reflects specific dock replacements on a slightly different schedule from the replacement study.

** The M&E Committee in conjunction with the Maintenance Superintendent has developed a schedule of replacement for the main marina which defers these items until 2014.

Lake Dock Replacement Schedule*

Total LOWA Docks: 11

Area	Square Feet	Schedule	Replacement Cost **
Clubhouse Fishing Pier	240	2010	7,416
Small Marina Floating Dock	266	2010	8,220
Harpers Ferry Mail Station	240	2010	7,416
Ski Beach Floating Dock	504	2010	15,574
Total 2010	1,286		38,626
Main Marina Gas Pumps	786	2014	24,288
Main Marina	3,314	2014	102,403
Total 2014	4,100		126,691
Club House Main Dock	2,734	2018	84,481
Total 2018	2,734		84,481
Small Marina	2,937	2020	90,754
Total 2020	2,937		90,754
Grand Total	11,057		340,552

* Information pertaining to dock replacement schedule found in Dock Survey conducted August 2004

** All replacement cost estimates are in 2005-2006 dollar values and based on a unit replacement cost of \$30 per square foot.