

City of Gladstone Marina Renovation Project – March 2024

Completed Project (Phase I):

The City of Gladstone (City) is continuing a multi-phased effort to renovate its marina along the western shore of Little Bay de Noc, Lake Michigan. A comprehensive Preliminary Engineering Report prepared by Timberland Engineering Inc. (included with this application) in 2007 has served as the basis for planning marina improvements. The City worked with the Waterways Program to construct Phase I of the Marina Renovation project during the 2013 construction season. The 2013 Waterways project accomplished the following improvements:

- Replacement of 13 existing docks with ADA compliant flotation docking
- Installation of De-icer units
- Electrical upgrades
- Plumbing upgrades



Figure 1: Phase I Flotation Docking – West End of Docks – Looking Southeast (2024.03.18)



Figure 2: Phase I Flotation Docking – Northeast Looking South (2024.03.18)

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Current Application (Phase II):

The City is requesting additional grant funding in fiscal year 2024 to aid in completing the following marina improvements:

- Replacement of four remaining stationary existing docks with ADA compliant flotation docking
- Plumbing upgrades
- Electrical upgrades
- Replacement and relocation of the existing fuel pumping station to the dock
- Replacement and relocation of the existing sanitary pump out station to the dock

Estimated Costs

The scope items indicated above have associated cost estimates as follows:

- Dockage: \$147,000
- Plumbing: \$19,000
- Electrical: \$62,000
- Fuel Pumping Facility Relocation: \$40,000
- Sanitary Pump Out Station Relocation: \$10,000
- Contingency: \$27,800
- Engineering: \$48,000

These expenses total \$353,800 required to complete Phase II of the City's Marina Renovation Project.

Estimated Construction Schedule

The City is prepared to commit the necessary funds required as match for this project whenever grant money can be made available. Ideally, funding would be made available in time for design engineering to take place in 2024 and construction in 2025.



Figure 3: Existing Docks – Looking South (2024.03.15)

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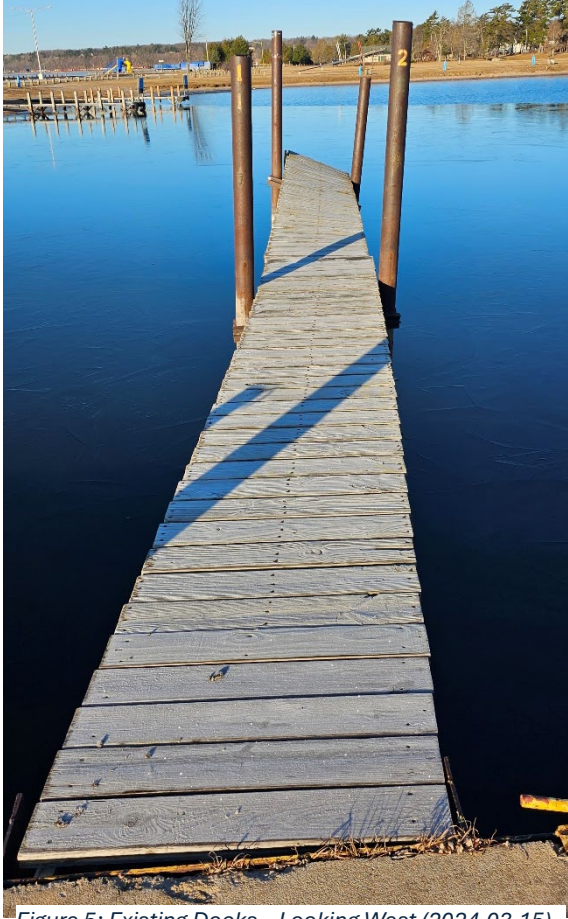


Figure 5: Existing Docks – Looking West (2024.03.15)

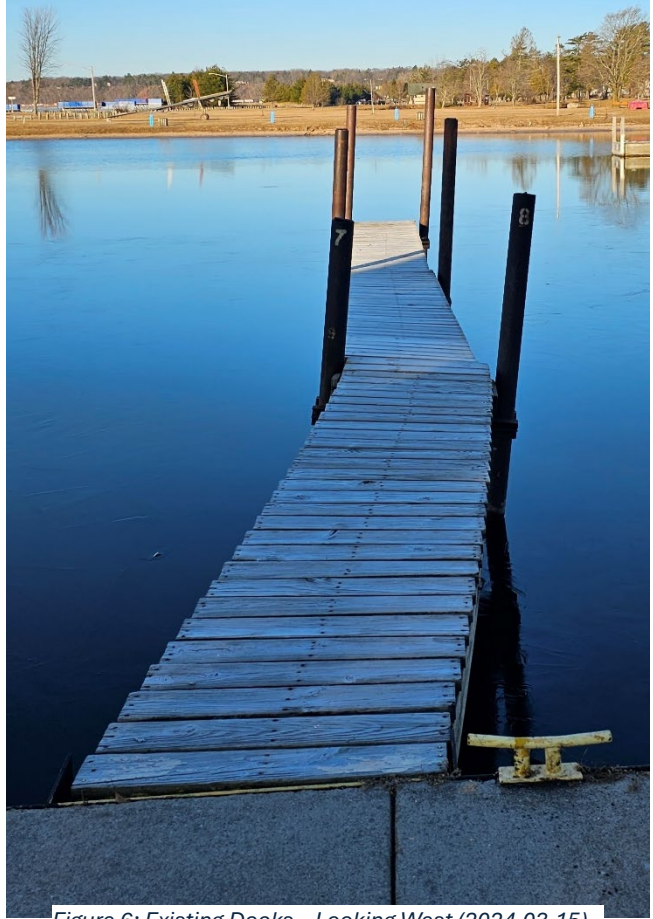


Figure 6: Existing Docks – Looking West (2024.03.15)