

GENERAL INFORMATION REGARDING PILINGS

The process involved with replacing your worn out, deteriorated mooring pilings can be complicated and confusing. Hopefully, this summary will be helpful to you when you need a replacement.

Which pilings are mine?

Except for the pilings underneath the Waldo Point Harbor main access piers, all pilings that your boat or float are tied to belongs to you, and it is your responsibility to maintain them. If you share a piling either with your neighbor or with Waldo Point Harbor, cost of replacing the piling(s) will be shared equally. To determine which pilings are yours (either private or shared), you may refer to Exhibit A of your Lease Agreement or ask the Harbor Office for assistance.

Which pilings need replacement?

Periodically, we conduct Harbor-wide inspections of pilings and maintain a list of those in need of replacement. You own the pilings your home is moored to and the decision as to their condition is yours. However, if the Harbor deems that one or more of your pilings are in dangerous condition, the Harbor has the right to replace them without your permission and to recover the cost from you.

"I need new pilings!"

If you have inspected your pilings and are ready to proceed with replacement, call the Harbor Office and ask for a pile replacement plan and cost estimate. The Harbor can assist you in contacting neighbors who share affected pilings with you. (You may also receive notification from the Harbor that one of your neighbors wishes to proceed with replacement of a shared piling.) Once all neighbors have reached an agreement regarding replacement, the Harbor will suggest which houseboat would be the best one to move, taking ease and safety into consideration. In sharing of costs, homeowners who are not moved share equally in the cost of the project.

Scheduling Piling Replacement

- > To get on the schedule please contact the Harbormaster or Property Manager at the WPH office.
- > We will attempt to give you a week's notice, but we may either need to do it sooner or delay it based on any or all of the following factors:
 - All the necessary personnel must be available
 - The tides must be right for the boats involved
 - The weather must "cooperate" - high winds are the biggest consideration
 - Unforeseen circumstances

- > Boat owner(s) must agree on the date, and either be present or available should any conditions change, or questions arise.

Cost of Piling Replacement

Note: all costs are estimates and subject to change

The time required to pull your old pile can vary from 30 minutes to two hours. Average time to pull one piling is 60 minutes; driving a new pile also averages about an hour. Set up can often take more time.

The Harbor contracts with two pile driving operations:

Nelsen Marine Services (owned and operated by T.J. Nelsen at Berth 4, A Dock (415-332-4957). His charges are roughly as follows:

- \$1500.00 per hour for pile driving
- \$70.00 per hour for incidental labor
- \$60.00 per hour for his workboat, towing, etc.

San Rafael Yacht Harbor (crane barge best for replacing inner pilings without re-positioning houseboats)

- \$2900.00 per piling

Pilings are sold by the harbor and cost \$1000.00 each.

Waldo Point Harbor Staff will:

- > disconnect and reconnect your utility lines if your boat is moved
- > secure entry ramps for the move
- > assist your tie-up person with your lines
- > physically move the boat and tend it while it is out of its berth.

Untying and retying your boat

- > Harbor personnel, for insurance reasons, are not able to do the final tie-up of your boat.
- > The cost of untying and retying your boat is not included in the estimate you receive from the Harbor.
- > You can either retie your boat yourself or hire someone to do so.
Here are some contacts for folks who are available for this purpose:
 - Claus Koestel at 415-203-2614
 - Gwynne Fitzsimmons at 510-919-1184

Possible additional costs

- > You should take this opportunity to inspect and replace mooring lines.
- > If the project is so large that it cannot be completed in a single high tide, the boat will be left in its temporary location overnight. Harbor staff and your tie-up person will secure the boat and it may need to be tended overnight.
- > Occasionally it is necessary to drive a temporary mooring pile to secure a larger boat while new piles are being driven.

If you have any other questions or concerns regarding pilings replacement, please don't hesitate to call the Harbor Office at 415-332-6220.