

PROVIDED BY  
STEVE RYDER

CRA-2  
JAN 22, 2014



January 21, 2014

Mr. Barry Flanigan  
Fort Lauderdale, FL.

**Reference: Preliminary Budget and Scope of Work for the Design and Construction of the Las Olas Marina, Fort Lauderdale, Florida.**

Dear Barry,

Thank you for your request and interest in our company and Unifloat® concrete floating dock system. We have put together a preliminary scope of work and preliminary budgetary costs for the marina project based on the Bellingham Marine dock layout prepared for the new Las Olas Marina in Fort Lauderdale, Florida.

**Project Vision and Assumptions:**

The project is located at the intersection of Las Olas Boulevard and the ICW. The site is the home to the present Las Olas Marina that the City of Fort Lauderdale owns and operates. The location is a protected location on the ICW from storm damage but does experience a lot of boat traffic passing by day and night.

This preliminary budget and scope of work letter is based on providing a complete design/build package that will include the manufacture, shipping and installation of our Unifloat® concrete floating dock system including 30" freeboard docks, piling, all utility systems (electrical, potable water, fire protection and sewage pump out) and all accessories such as power equipment, fendering, cleats and gangways. Additional budget items would be fixed dock and seawall demolition, seawall construction, basin dredging and shoreside infrastructure construction for the marina.

The intent is to build a marina to provide from 5,630' to 6,277' of side tie moorage for an average vessel size of 50'. This marina and layout would accommodate 100 to 120 slips for vessels from 30' to 250' for resident vessels and transient boaters. Complete utility systems including electrical, potable water, fire protection and marina sanitation will be installed.

The budget numbers presented are for initial planning purposes only and are based on historical cost information in the industry. This is not based on any formal engineering or design work and is meant as a tool only to help determine the viability

Mr. Barry Flanigan  
January 21, 2014

of the project. Additional studies, soils reports, design criteria's are a few of the items that will be required to prepare a fixed price for the project.

Our preliminary budget ranges for the facility per our discussions and information is:

**Total Budgetary Price Ranges:**

Unifloat® Dock System Installed	\$ 8,600,000.00	to	\$ 9,500,000.00
Basin Dredging – 128,000 cubic yards	\$ 3,200,000.00	to	\$ 4,480,000.00
Seawall Construction – 1,100 feet	\$ 1,980,000.00	to	\$ 2,200,000.00
Demolition – Fixed Piers & Seawall	\$ 330,000.00	to	\$ 350,000.00
Shoreside Infrastructure	\$ 1,200,000.00	to	\$ 1,500,000.00
Services/Contingencies – 12% to 15%	\$ 1,800,000.00	to	\$ 2,700,000.00
Total	<u>\$ 17,110,000.00</u>	to	<u>\$ 20,730,000.00</u>

**SCOPE OF WORK**

Under our proposal, the project will include the following services and materials:

- Review of Wind and Wave Climates for the development of the project design criteria.
- Detailed Design of Marina Floating Dock System, Gangways, Piling and Utilities
- Manufacturing and Installation of a complete concrete Unifloat® Floating Dock System with all necessary equipment and other dock components
- Supply and Installation of the Pile Anchorage System (Concrete or Steel Piling)
- Complete Electrical and Lighting System
- Potable Water System
- Fire Suppression System
- Sewage Pump-out System
- Supply and Installation of Gangways
- Basin Dredging – 600' x 900' basin 12' to 14' basin depth clean, non-contaminated materials
- Seawall Construction – 1,100' Steel sheet pile/batter pile wall with rip-rap
- Demolition of existing concrete fixed piers and floating piers and pile
- Shoreside Infrastructure – relocation of utility lines and FP&L equipment.
- Services/Contingencies – engineering, permitting, unknowns, etc...
- Project Administration and Oversight

**2.0 Excluded Items:**

Excluded items include, but are not limited to, the following:

- New Harbormaster Facility
- Parking Garage
- Park Space

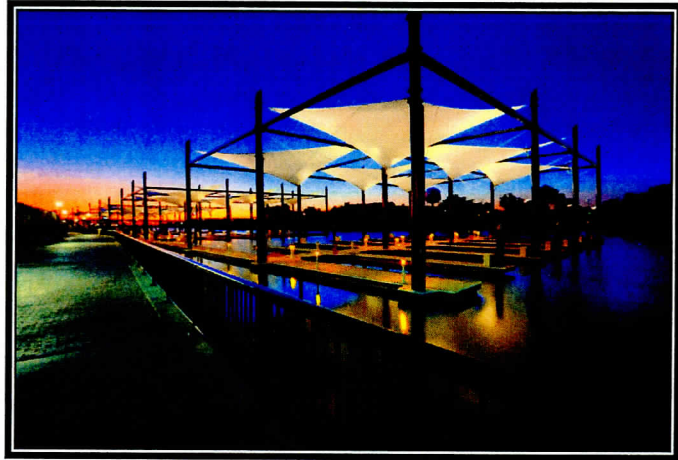
Mr. Barry Flanigan  
January 21, 2014

We hope this preliminary budgetary proposal contains sufficient details for your immediate needs. Please call to discuss any questions regarding any aspect of the contents presented. Thank you for your consideration.

Sincerely,

*Steve Ryder*

Steve Ryder  
Manager of Project Development  
Bellingham Marine





**Bellingham**

**MARINE**

*The World's Most Comprehensive Marina Builder*

1813 Dennis Street  
Jacksonville, FL 32204

TEL: (904) 358-3362  
FAX: (904) 354-4818

**UNIFLOAT**

*Precision engineered flotation systems*

This drawing contains proprietary information which is the property of BELLINGHAM MARINE INDUSTRIES, INC., its affiliate companies, and its consultants and shall not be copied, reproduced, or made available to third parties without prior written permission from BELLINGHAM MARINE INDUSTRIES, INC.

**LAS OLAS MARINA  
CITY OF FORT LAUDERDAL, FL.  
PRELIMINARY LAYOUTS**

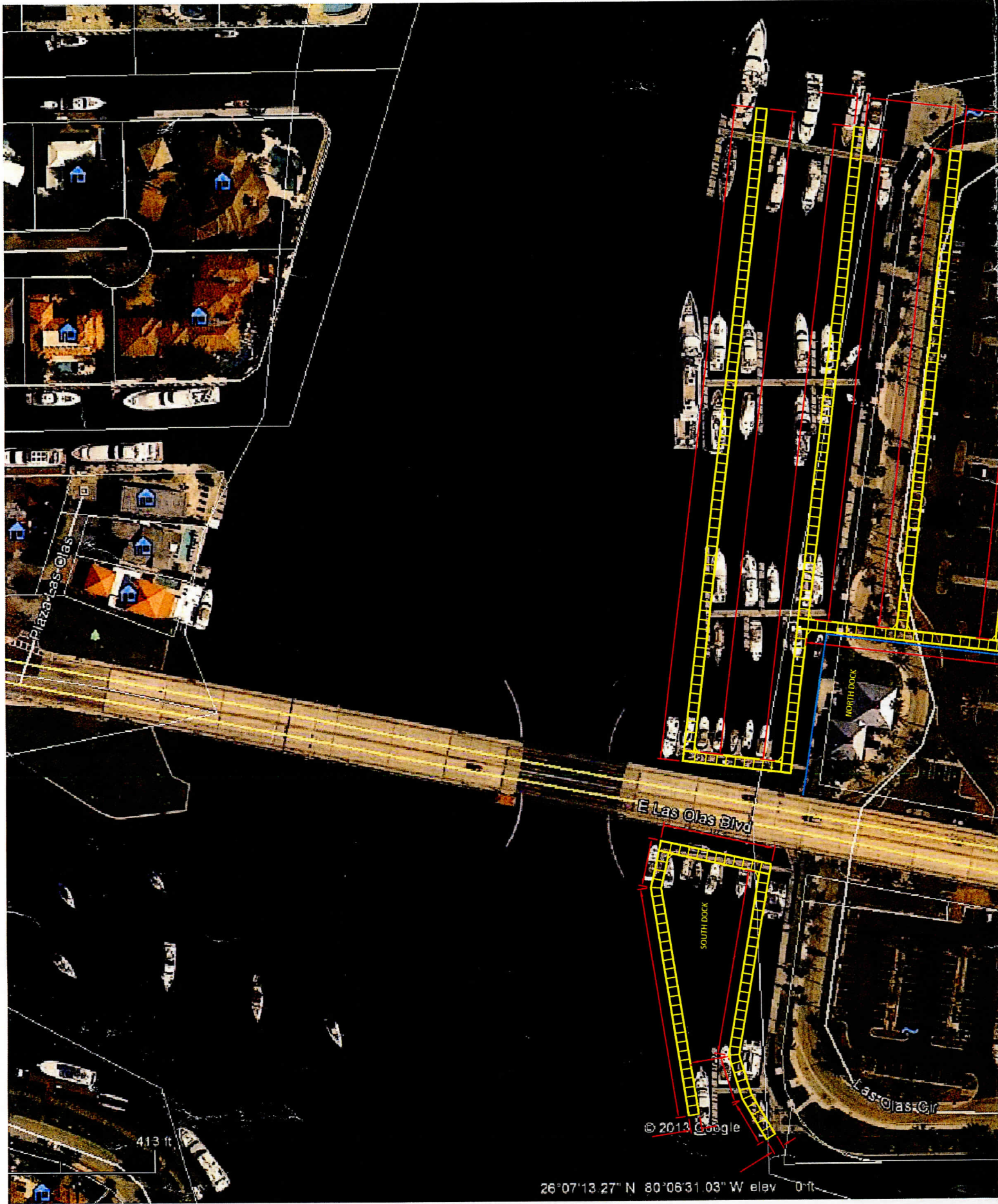
Revisions:

Drawn by: JWC  
Reviewed by:  
Date: 10-28-13  
Scale: NS  
Project No.

**NJ**

Sheet:

**1** of **1**



© 2013 Google

26°07'13.27" N 80°06'31.03" W elev 0-ft

*To Build You the World's Finest Marina*



**Bellingham**  
**MARINE**®

*We Utilize Our  
Worldwide Resources.*

## How Worldwide Experience and Knowledge Benefits your Marina

When you partner with Bellingham Marine, you get more than a company with a proud heritage designing and building marinas for half a century. You get a world-wide network of experts to help you with your marina project.

Only Bellingham Marine offers the breadth of experience that comes from building thousands of landmark projects around the globe. With more than 20 million square feet of floating docks in service, Bellingham Marine is the leader in the industry.

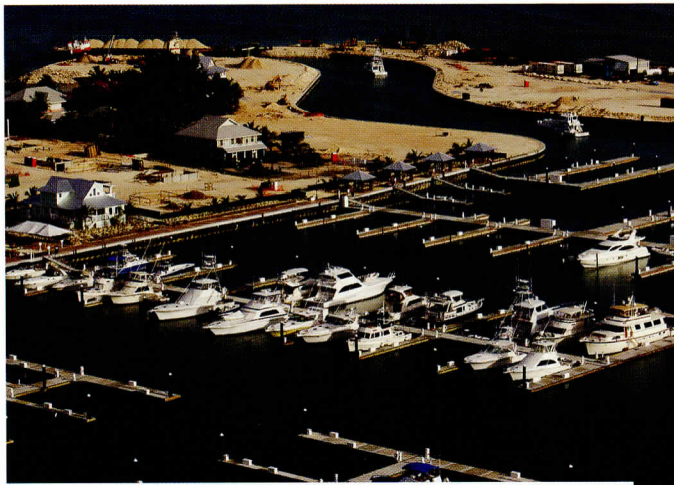
Our experience comes from relationships built and innovative solutions developed working with owners and operators like you. It has been forged in the shared experiences of designers, engineers, and manufacturing and construction specialists near and far in virtually every place that people enjoy boating.

Your marina will benefit from having the world's best talent pool of marina experts—at your service and on your project—from conception to opening day.

### *A Learning Company with a Mandate for Innovation*

As we expand globally, we continually find opportunities to capitalize on the talents and experiences of our global partners. Our global strategy encourages innovation and regional solutions. We transfer our marina production and construction technologies amongst our worldwide partners—along with the freedom to adapt to unique operational needs and regional preferences.

Because Bellingham Marine is a learning company, we analyze and assess innovations gleaned in every geographical market and share them from region to region. Bellingham Marine personnel live and work around the world. We listen, learn, teach and interact with owners and operators, engineers and designers, and manufacturing personnel from every corner of the globe.



▲ Bellingham Marine Licensee



● Bellingham Marine Location



### *Leveraging Local Knowledge*

Throughout history, technical advancements have been gained through the sharing of ideas and the cross-pollination of methods and practices. We embrace new ideas and new perspectives. Each division operates as an established, local company with its own key business and community connections. As Bellingham Marine continues to grow worldwide, these regional experiences add to and advance our technological base and offer a wealth of ideas.

### *Celebrating Differences, Advancing the Art*

An example of Bellingham's global resource strategy is shown in the construction of three world class projects on three different continents. Our experience building the America's Cup yacht basin in Auckland, New Zealand helped Bellingham Marine design and construct Bahia Mar in Fort Lauderdale, Florida. The Bahia Mar experience, which included moorages for super yachts, helped in the utility design and manufacturing of high-freeboard, extra-large floats for Port Fòrum Marina in Barcelona, Spain for super yachts up to 260 feet (80 meters) in length.

Having faced a wide array of challenges and unique circumstances, Bellingham Marine's network of expert planners, designers and engineers will have insights and experience you will not obtain from any other company.

### *Manufacturing Plants Around the World*

Our ten manufacturing plants are strategically located around the world to offer responsive, timely delivery and logistics. Our network of project management field directors and divisional managers are the most experienced in the industry.

From five-star luxury marinas in the Caribbean to sturdy sport fishing docks in Australia, from super yacht moorages in Spain to the welcoming hospitality of our marina in La Paz, Mexico, from Micronesia to Malaysia, nowhere will you find a company with the worldwide experience of Bellingham Marine.

We went around the world to perfect the art of marina design, manufacture and construction.

*Make your marina  
the finest in the world.*





Bellingham Marine Industries, Inc.  
Corporate Headquarters  
Post Office Box 8  
Bellingham, WA 98227  
1001 'C' Street  
Bellingham, WA 98225  
360 676-2800  
FAX 360 734-2417  
bmi@bellingham-marine.com  
www.bellingham-marine.com

Locations of Bellingham Marine  
offices to serve you:

**United States:**

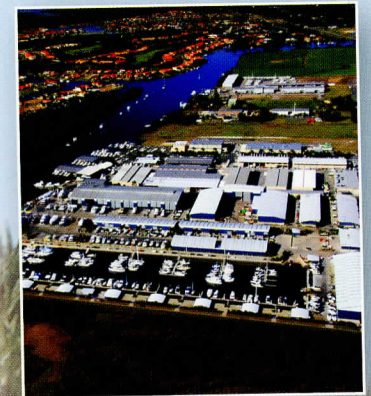
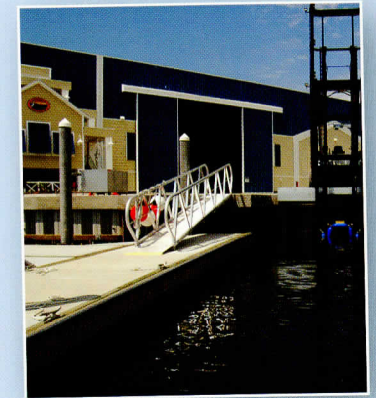
Bellingham, Washington  
Ferndale, Washington  
Dixon, California  
Callahan, Florida  
Jacksonville, Florida  
York, Pennsylvania

**Worldwide:**

Auckland, New Zealand  
Brisbane, Australia  
Port Melbourne, Australia  
Sydney, Australia  
Kuala Lumpur, Malaysia  
Barcelona, Spain  
Quepos, Costa Rica  
Singapore  
Seoul, Korea  
Hong Kong

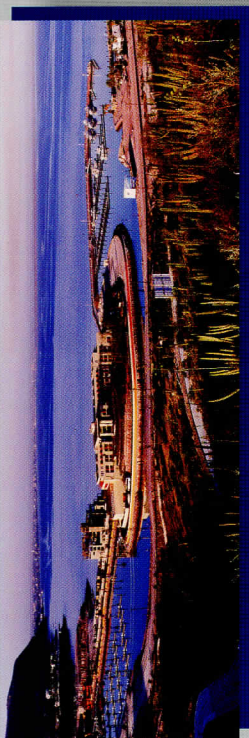
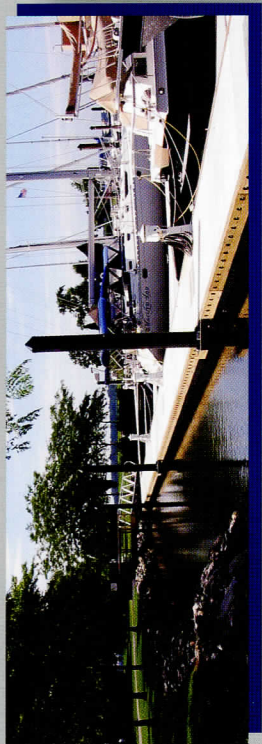
**International Licensees:**

Tokyo, Japan  
Sharjah, UAE



**Bellingham**  
**MARINE**  
*The World's Most Comprehensive  
Marina Builder*

Copyright 2010 Bellingham  
Marine Industries, Inc.



**Bellingham**  
**MARINE**<sup>®</sup>  
The World's Most Comprehensive  
Marina Builder

**UNIFLOAT**<sup>®</sup>  
Precision engineered flotation systems

Ca  
For  
Belli  
and  
mee  
plea  
alwa  
ques  
and  
to w

**Bellingham Marine**  
*The Industry Leader*

Unifloat is the most popular concrete flotation system in the world. Nearly 20 million square feet (1.9 million square meters) of Unifloat docks are in service since its introduction in 1958.

The Unifloat design has proven to be the most durable, fire resistant and cost effective flotation system on the market today. It's long and continuing success is attributable to the company's ongoing commitment to product development and innovation.

Low maintenance and low cost of ownership, together with incredible durability, make Unifloat a valuable asset for your marina business. When you add the attractiveness, safety and stability of a Unifloat system, it is clear that Unifloat is the right purchasing decision from any viewpoint.

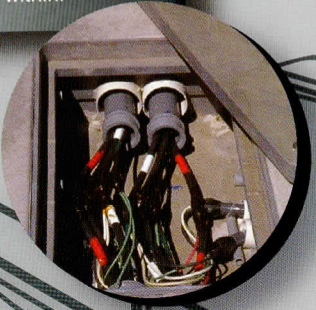
Unifloat is a modular system that uses standardized components but offers the option of custom-designed flexibility to meet any harbor and waterfront need. Each Unifloat installation is engineered site-specific to ensure that you get a system perfectly suited to your site. The Bellingham Marine engineering process ensures that your system will withstand the elements without being over-designed, so that your new marina satisfies your requirements and your budget.

Unifloat systems can be manufactured to nearly any size or shape and are serving a variety of purposes worldwide. Our internal utility routing methods enable Unifloat to meet a wide range of code, environmental and accessibility requirements as well as handle the ever increasing demands for more utility services.

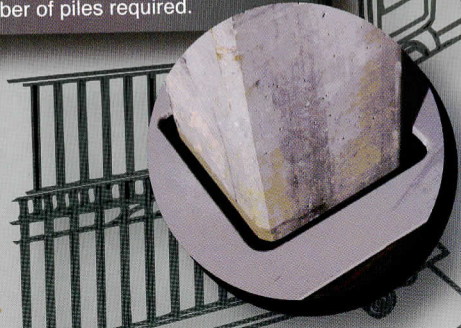
Because of their extremely high live load capacity, Unifloat docks are the first choice for walkways, fingers, fuel docks, on-the-water concessions and boat launches, and are offered in optional configurations as wave attenuators.



**Utilities:**  
Internal utility routing is standard on Unifloat. It provides easy access for servicing and protects the cables within.

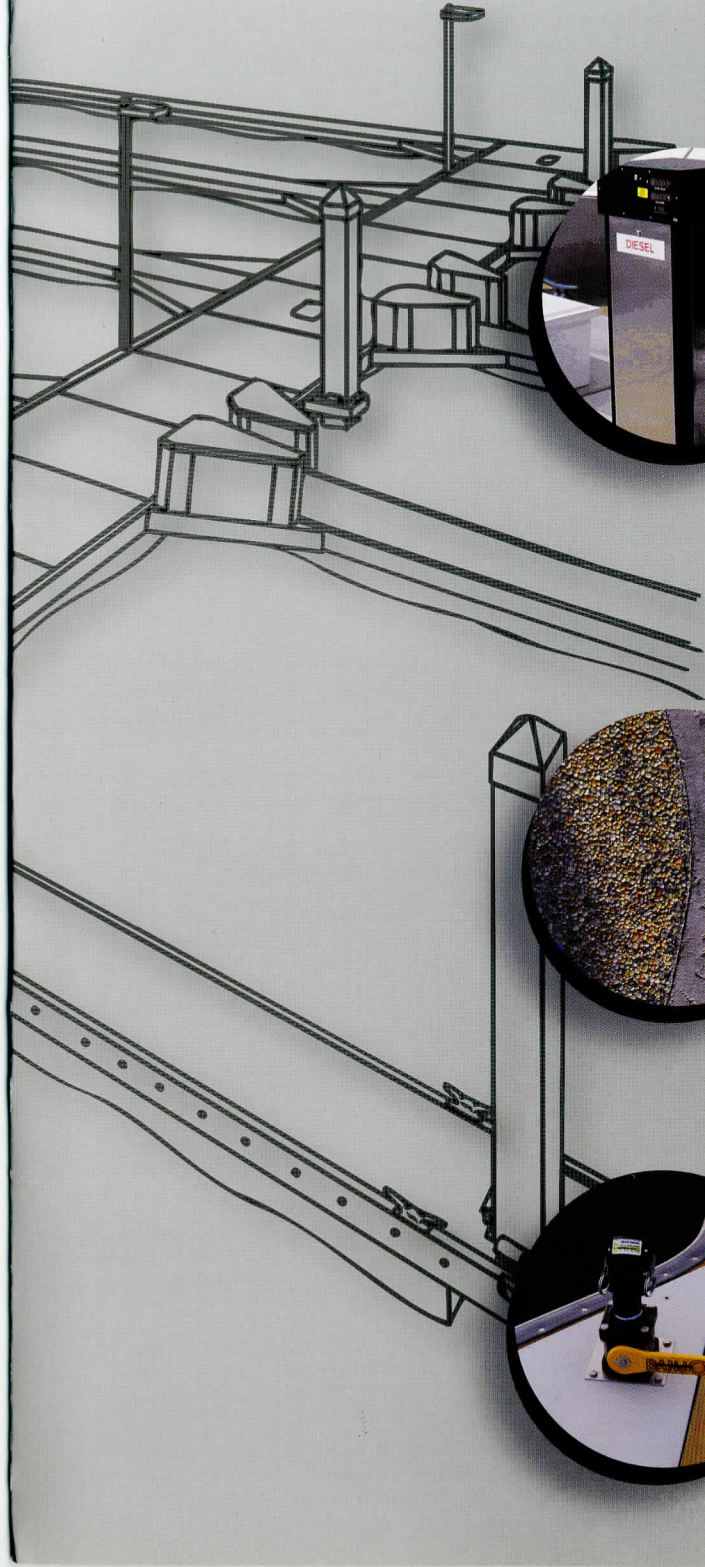


**Finger Design:**  
Unifloat innovations include new, longer cantilevered fingers that provide a clear and uninterrupted platform ending that boaters love while reducing the number of piles required.



**Electrical Sub-Stations and Power Stands:**  
Constantly increasing demands for electrical power can be conveniently accommodated by new, high capacity substations and power pedestals.





#### On Dock Fueling Stations:

The stability, adaptability and load-bearing capabilities of Unifloat allow for more convenient, higher speed fueling docks built within the marina.



#### Unique Architectural Deck Styling

Long-lasting, clean concrete decking has long been recognized as the best surface for docks. New, custom-designed deck textures, designs, and impressions help to make your Unifloat marina like no other.



#### Convenient, On-Dock Pumpout:

When pumpout facilities are integrated into the marina, the marina environment is vastly improved. Greater convenience means higher compliance. Guests and tenants love the labor and time savings of on-dock pumpouts.



With a combination of features and performance found in no other dock system, Unifloat is the standard by which all others are measured.

#### Project Management

Developing or expanding your marina facility can raise many questions, responsibilities and risks that tend to compound as the project progresses. These concerns are easily managed when you put the Bellingham Marine team to work for you.

Our experienced staff will help you every step of the way, including help in navigating local requirements for permitting, environmental concerns and accessibility. For an optimum outcome, call us at the planning or feasibility study stage of the project.

If desired, Bellingham Marine can also be your turn-key, single-source supplier/builder. Single-source means one contractor instead of many, resulting in a better-managed and controlled project built on time and within budget.

#### Planning Your Marina

Bellingham Marine has developed a comprehensive set of components and subsystems to enable Unifloat to meet your every requirement. These include:

- o Electrical systems
- o Fresh water systems
- o Fire systems
- o Telephone & television systems
- o Gangways
- o Security gates
- o Sanitary pump-out systems
- o Storage/locker boxes
- o Platform floats for small buildings, restrooms & business retail space
- o Multi-use & storage area floats
- o Alternative anchoring methods
- o Pile and pile driving
- o Freeboard
- o Rubber fendering & corner bumpers
- o Trenches for fuel distribution
- o Cleats & bullrails

## Call on Us

For further information on Bellingham Marine's expertise, and how the company can best meet the needs of your project, please call or write us. We're always available to answer questions, provide information and put our years of experience to work for you.

## Selected Projects

### **Salpore Bay Portland, Oregon**

The private marina at Salpore Bay is a part of a premier riverfront condominium development. This 200 slip marina includes a side tie area that accommodates vessels up to 222 feet and features docks with an Ashlars stone finish.

### **Marina Harbor Marina del Rey, California**

Slated for renovation over a period of five years, this highly prestigious Marina del Rey property includes 390 slips averaging 40 feet in length. The overhaul included removal of the existing docks and installation of a Unifloat system.

### **Sun Harbor San Diego, California**

This 94-slip, ADA-compliant, green marina is located in the America's Cup Harbor in San Diego, CA. It includes full service slips, each with its own pump-out hydrant and a special aggregate finish with unique coloring and stamped wave pattern on the docks.

### **Elliott Bay Marina Seattle, Washington**

Just minutes from downtown Seattle, this privately owned 1200-slip Unifloat® marina features a Unifloat® attenuator that also serves as transient moorage.

### **Marina CostaBaja La Paz, Mexico**

This five-star, resort marina, consists of 240 slips in two basins and a man-made breakwater. The double basin design allows the marina to cater to recreational boaters, sports fisherman and yachtsmen alike. The marina accommodates vessels from 30 feet to 200 feet and offers a full array of amenities.

### **Ko Olina Marina Oahu, Hawaii**

Located on the western shore of Oahu, this privately owned modern facility includes 333 slips and a mega-yacht dock that accommodates vessels up to 140 feet. This exclusive marina is part of a master-planned gated development catering to both sport fishers and recreational boaters alike.

### **Chub Cay Resort & Marina Berry Islands, Bahamas**

This legendary facility, home to some of the finest sport fishing in the world, has been renovated to provide slips for yachts up to 175 feet. The existing marina basin, seawalls, fixed docks and utility systems have been totally replaced including installation of 30" freeboard Unifloat® docks for the new Mega Yacht berths. First phase of the total 200 slips was completed in June 2006.

### **Norfolk Yacht and Country Club Norfolk, Virginia**

880 feet of UNIFLOAT wave attenuator protects this 112 slip replacement of a fixed wood marina.

### **Greenwich Bay Marina Warwick, Rhode Island**

A 985 foot UNIFLOAT wave attenuator provides protection for this upscale 450 slip UNIFLOAT marina located on the north end of Narraganset Bay.

### **Port Forum Barcelona, Spain**

This world class, 190 slip marina includes a 250 boat dry storage facility. The marina has two basins with slips ranging in length from 10 meters to 80 meters. The outer basin offers upgraded amenities, including finger piers for each boat while the inner basin provides standard Mediterranean moorings.

### **Bahia Mar Yachting Center Fort Lauderdale, Florida**

Home to the annual Fort Lauderdale International Boat Show, the new 242 slip marina offers the latest in dockside amenities and design features for both the individual boater and the show exhibitor.

### **Marina Jack Sarasota, Florida**

82 Unifloat slips were installed in just 4 months to replace some fixed docks and provide additional moorage. The marina offers 316 tenant slips with an additional 25 slips dedicated to transient dockage, where vessels up to 200 feet can be accommodated.

### **Marina YE Victoria, Australia**

Designed for long term mooring of large luxury yachts and motor cruisers, Marina YE is one of the latest additions to the Yarra's Edge development. The marina's 159 berths are fully serviced and range from 10 meters to 22 meters. Additional moorage is also available for boaters visiting the area.

### **Royal Motor Yacht Club New South Wales, Australia**

A 300 meter floating wave attenuator, which incorporates extra-deep draft floats to support a "fast-flow" fuel facility, protects this world class facility. The marina includes 148 slips, accommodating vessels up to 25 meters, swing moorings for 50 vessels, and an additional side tie area for vessels up to 30 meters.

### **Orakei Marina Auckland, New Zealand**

Set in a prime location and one of Auckland's latest marina developments, this 179 slip marina is protected by a rubble mound breakwater and floating attenuator. Slip length at the marina ranges from 12 meters to 40 meters.

# Bellingham

## MARINE®

The World's Most Comprehensive  
Marina Builder

Bellingham Marine Industries, Inc.  
Corporate Headquarters  
Post Office Box 8  
Bellingham, WA 98227  
360 676-2800  
FAX 360 734-2417  
bmi@bellingham-marine.com  
www.bellingham-marine.com

Locations of Bellingham Marine offices to serve you:

#### United States:

Bellingham, Washington  
Ferndale, Washington  
Dixon, California  
Jacksonville, Florida  
York, Pennsylvania  
Wilmington, North Carolina

#### Worldwide:

Auckland, New Zealand  
Brisbane, Australia  
Port Melbourne, Australia  
Sydney, Australia  
Kuala Lumpur, Malaysia  
Barcelona, Spain  
Singapore  
Seoul, Korea  
Xiamen, China

#### International Licensees:

Tokyo, Japan  
Dubai, UAE

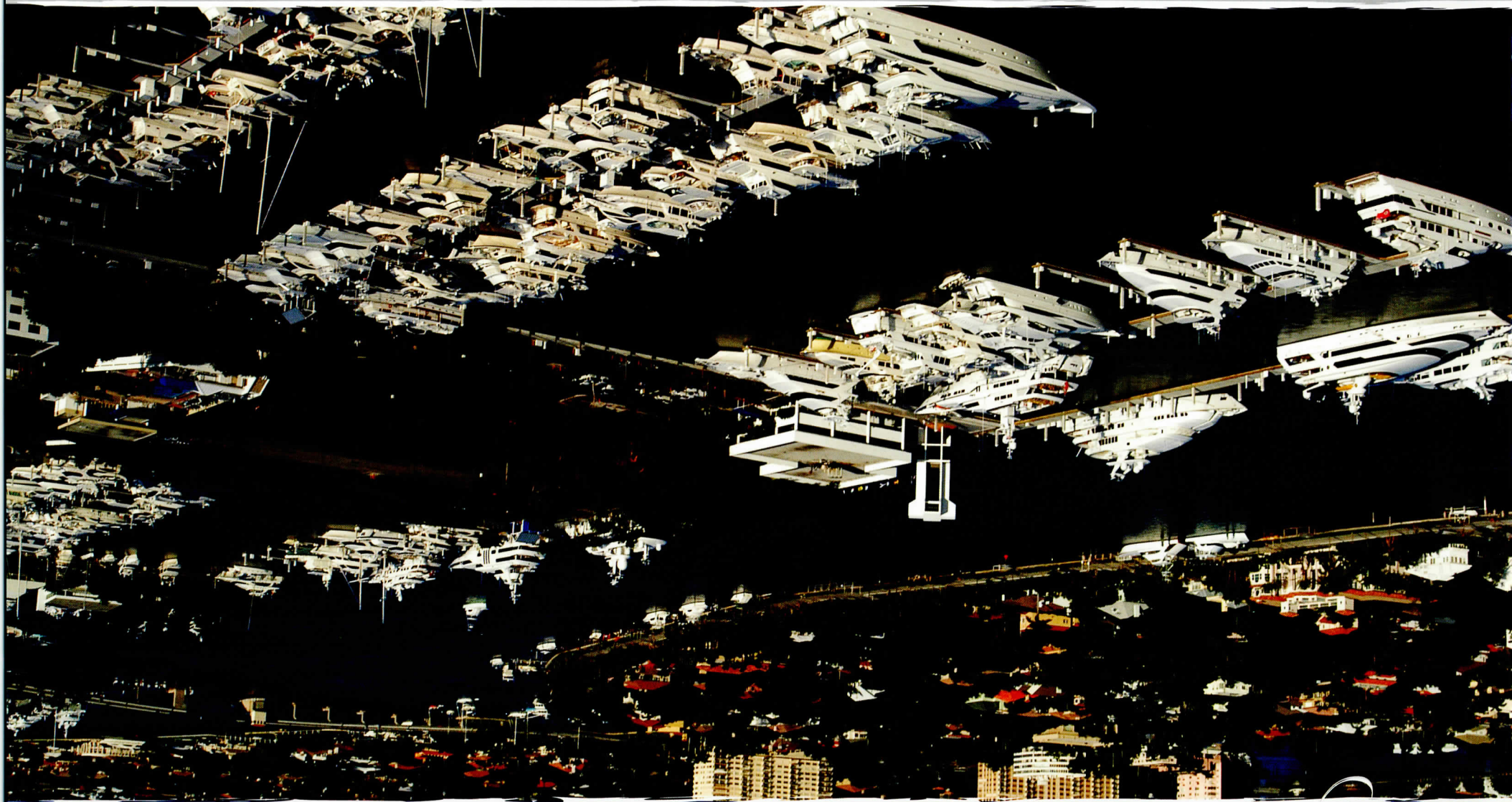
UNIFLOAT®, UNISTACK®, and UNIDECK® are registered trademarks of Bellingham Marine Industries, Inc.

Copyright 2011 Bellingham Marine Industries, Inc.

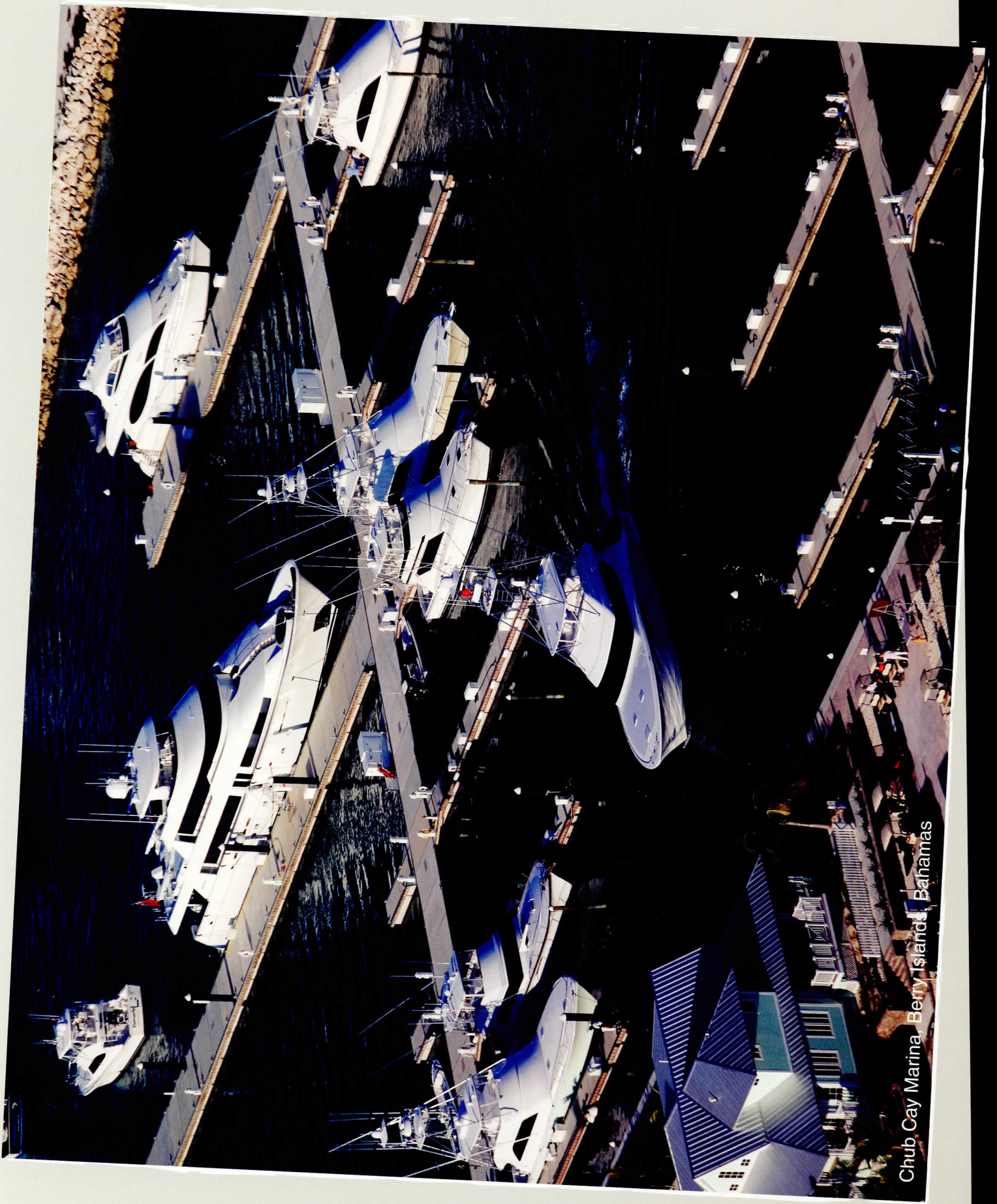
# UNIFLOAT®

Precision engineered flotation systems

The World's Most Comprehensive Marina Builder



*Bellingham Marine* A Company with a Vision



Chub Cay Marina, Berry Island, Bahamas

# *A Company with a Vision*

## **Our Mission**

*To build the ultimate facility for your marina business.*

## **Our Promise to our Clients**

*We will support your project with the most advanced engineering and manufacturing capabilities available anywhere in the world.*

*For the developer whose vision we are privileged to be a part of, we will work hard to make your new marina your proudest achievement.*

*We also make a promise to the community. We will provide you with a beautiful, vibrant landmark to grace your waterfront and preserve the aquatic ecology of your harbor.*

# *A Comprehensive Design-Build Company*

Each project is unique. Our design staff will work with you to create a marina customized for your site and your market. Your marina will be engineered and built to optimize your market, reduce your maintenance, and create an architecturally stunning environment your guests will be proud to call home.

Partnering with Bellingham Marine enables you to put a marina builder with over 50 years experience on your team. We will help you navigate the permitting and environmental requirements and keep you ahead of other regulatory demands.

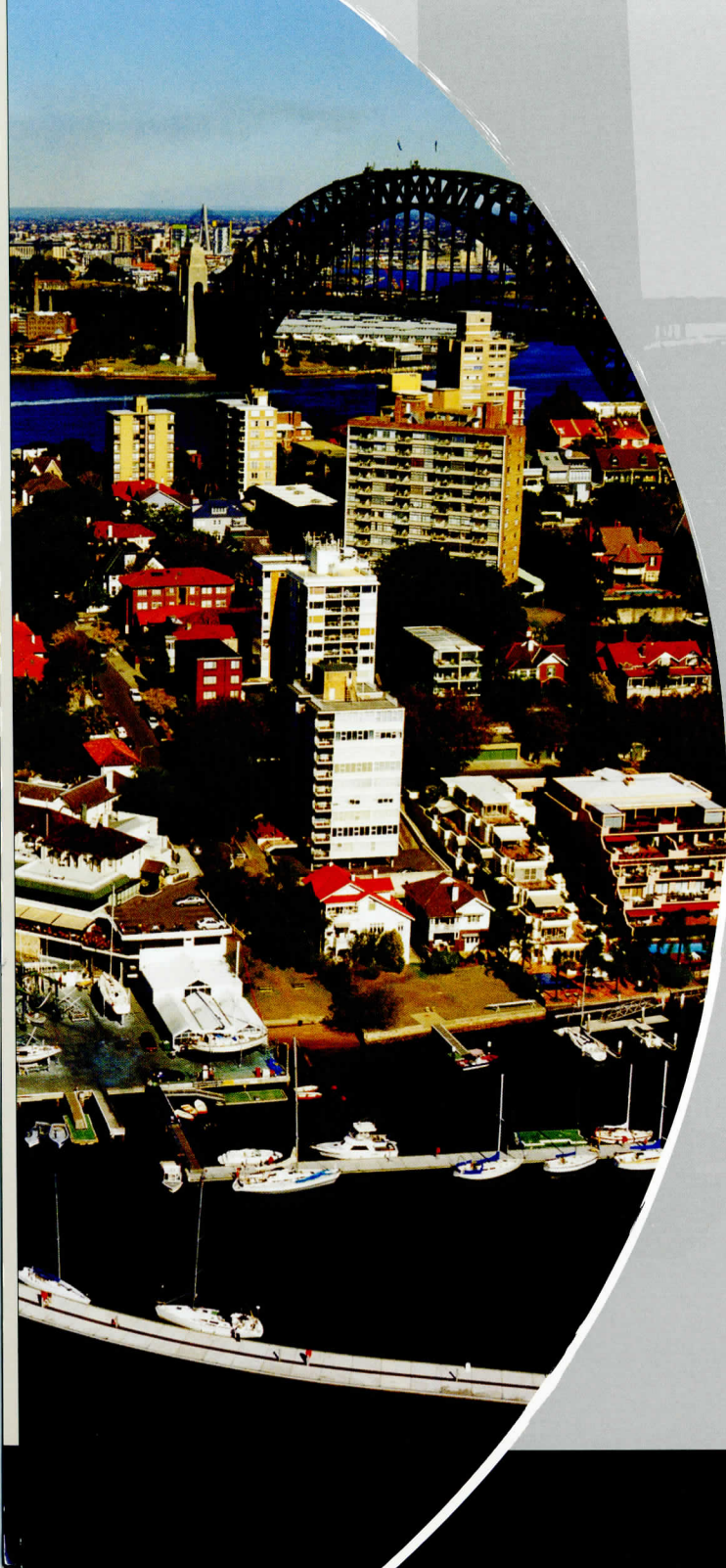
*"Having been involved in the design and construction of nearly fifty different marinas, we've concluded that Bellingham Marine is far and away our first choice. They have a great system and we recommend it to everyone."*

*~Kaye Pearson*

International Marinas  
Ft. Lauderdale, Florida.







# *An Innovative Company*

The marinas we build today reflect countless design refinements and advances in materials large and small. We pioneered floating concrete dock technology, and the robust interchange of ideas and practices from our worldwide operations has helped us to nurture the passion for innovation that has served us so well for half a century.

As we have for more than 50 years, we remain dedicated to leading the world in innovation and continuous quality improvement. We will deliver ever-increasing durability, low cost of ownership and high asset value to our marina industry partners.

*"We never had a single problem throughout this major innovative project from the design concept through to delivery. Bellingham Marine did a superb job. They calmed the water in our cove and turned it into a mill pond."*

*~Malcolm Levy*

*Vice Commodore  
Royal Sydney Yacht Squadron*



# Leading the Quest for the Green Marina

Marinas that preserve the environment and save energy benefit our society, our earth and our industry. Bellingham Marine's eco-friendly engineering and design has led the way. Our marine biology studies have helped us understand how a marina installation affects aquatic life and harbor ecology. We've learned that a new marina can actually enhance life in our harbors.

Two marinas have partnered with Bellingham Marine to pioneer new technologies for the "green marina." Sun Harbor Marina in San Diego was rebuilt by Mary Lou LoPreste to fulfill a dream: a marina built with earth-friendly materials and energy-saving technologies. "Bellingham Marine was willing to listen to my ideas," said LoPreste. "They worked hard to find solutions." Sun Harbor Marina is the first LEED (Leadership in Energy and Environmental Design) certified marina in the world.

Across the continent in Baltimore, Bob Brandon was deeply concerned about the ecological damage done to Chesapeake Bay, where his marina and five-acre boatyard are located. "If we continue to pollute and the bay dies," he said, "we'll all be out of business." His Port Covington Marina minimizes runoff and captures pollutants.



**Sun Harbor.** Sewer pumpouts are located at each slip so that no boat has to be moved. Shoreside buildings use clearstory windows to light and cool, saving energy.



**Port Covington.** Green belts, right down to living roofs on some of the buildings, absorb rainwater before it gets to the bay, further preventing pollution.

# *A Company Dedicated to Service*

When you choose Bellingham Marine as your marina builder, you can be confident knowing your project will benefit from the worldwide resources of the largest and most respected marina builder in the world.

With the largest staff of regional project managers in the industry, your project will get the personalized service and the superior management our customers have come to expect from Bellingham Marine.

# *A Company with a Heritage*

Our company values most our manufacturing heritage, the heart and soul of every marina project. We have been a fully integrated manufacturing and construction company from day one.

We have ten world-class manufacturing plants throughout the world. Most are ISO or PCI certified, and all conform to demanding quality assurance standards that have become the hallmark of all Bellingham Marine products.

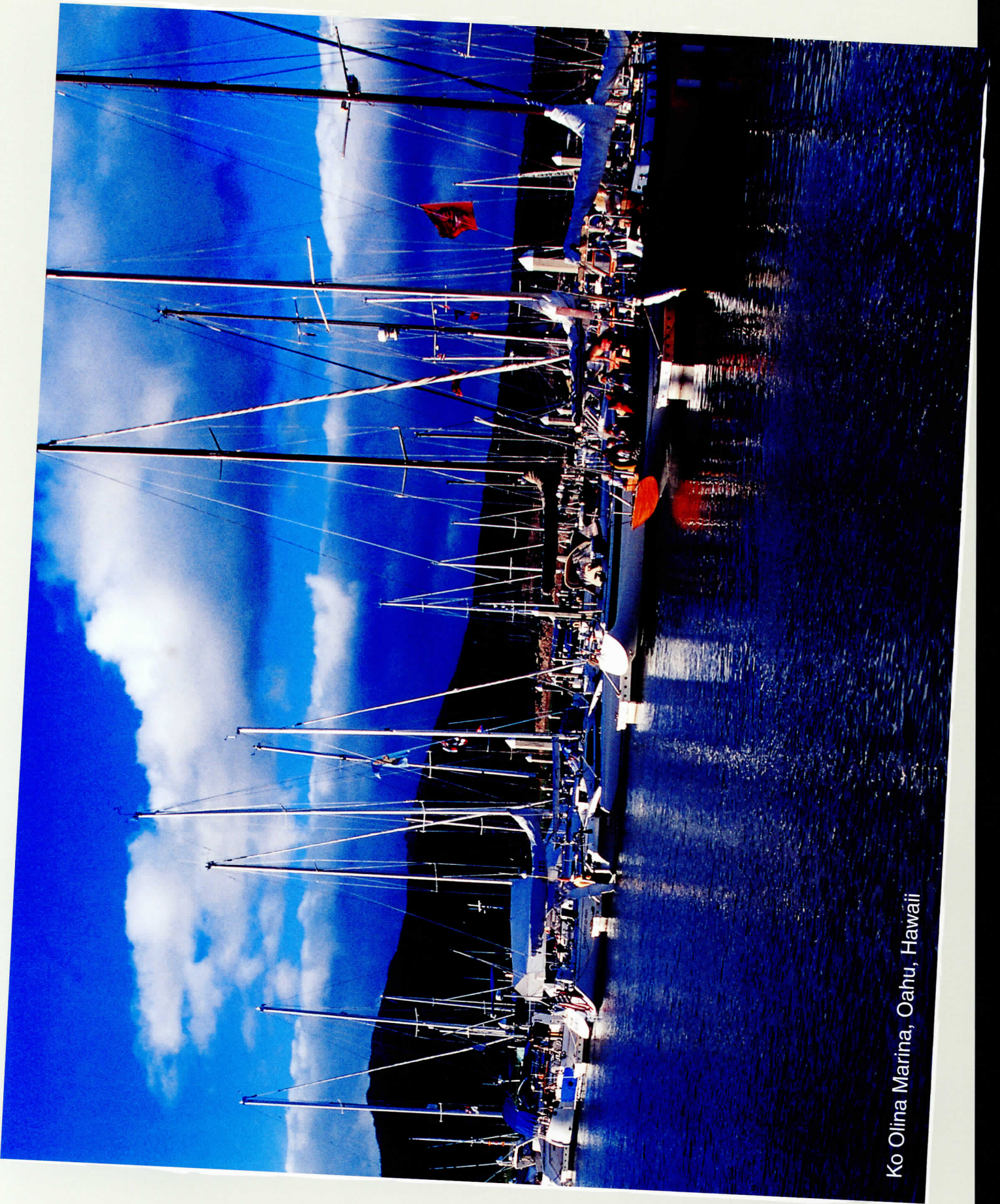
We have been privileged to have collaborated in many of the greatest marina projects in the world since 1958, and we look forward to doing our part to ensure another half century of progress.

*"We've built with all kinds of different dock builders. Bellingham Marine's product has given us the best performance—it looks like new twenty years later. Nobody does it better."*

*~Randy Short  
Almar Management  
Oxnard, California.*

Almar Marinas





Ko Olina Marina, Oahu, Hawaii



# *A Worldwide Company*

Wherever you are, you are served by a local division of Bellingham Marine. With ten plants around the globe, with offices from Auckland to Barcelona, we are your local marina company.

We offer more personalized, on-site management and supervision before, during and after your project than any other company. Our representatives will stand by you during the planning and permitting process and will assist you in every way we can to get your project through the approval and design stage and on its way to join the list of great marinas designed and built by Bellingham Marine.

Considering a new marina? Remodeling an old one? Let us help you through your planning process. Just call a Bellingham Marine representative, and put our experienced team to work on your project. For a no cost or obligation consultation, call 360 676-2800 in the US, or go to [www.bellingham-marine.com](http://www.bellingham-marine.com) to find the number for your international region.

Bellingham Marine Industries, Inc.  
Corporate Headquarters  
Post Office Box 8  
Bellingham, WA 98227  
1001 'C' Street  
Bellingham, WA 98225  
360 676-2800  
FAX 360 734-2417  
[bmi@bellingham-marine.com](mailto:bmi@bellingham-marine.com)  
[www.bellingham-marine.com](http://www.bellingham-marine.com)

Locations of Bellingham Marine offices to serve you:

**United States:**

Bellingham, Washington  
Ferndale, Washington  
Dixon, California  
Callahan, Florida  
Jacksonville, Florida  
York, Pennsylvania

**Worldwide:**

Auckland, New Zealand  
Brisbane, Australia  
Port Melbourne, Australia  
Sydney, Australia  
Kuala Lumpur, Malaysia  
Barcelona, Spain  
Saint-Jorioz, France  
Milan, Italy  
La Paz, Mexico  
Quepos, Costa Rica  
Singapore

**International Licensees:**

Tokyo, Japan  
Dubai, UAE