Damerell/Bowman Dock Project

23397 Coots Cove Lane, Mt Vernon, WA

Prepared by: Dan Givan

Viking Marine Construction



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Dock project narrative:
Design, plan and permit replacement and move of existing dock structure and floating dock.
Existing wood fixed pier and ramp with 2 wood piling supports, 8′ x 38′ & 10′ x 24′ “L” shaped floating dock, total 604 sq. Ft.

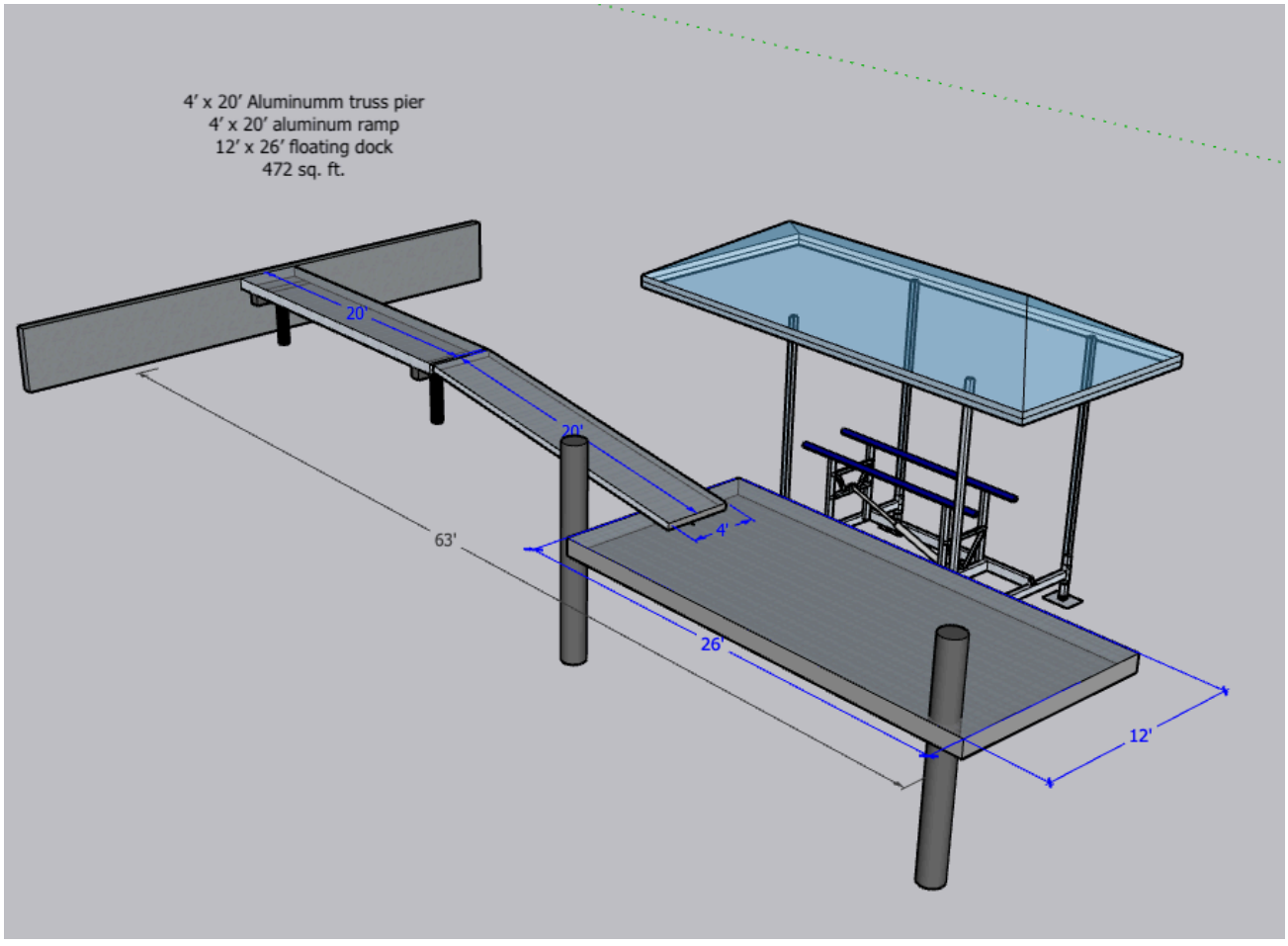


Existing dock and boat lift are non-conforming and encroaching on neighbors property. Purposed removal and replacement of dock & piling support to align new dock with property boundaries and set backs.

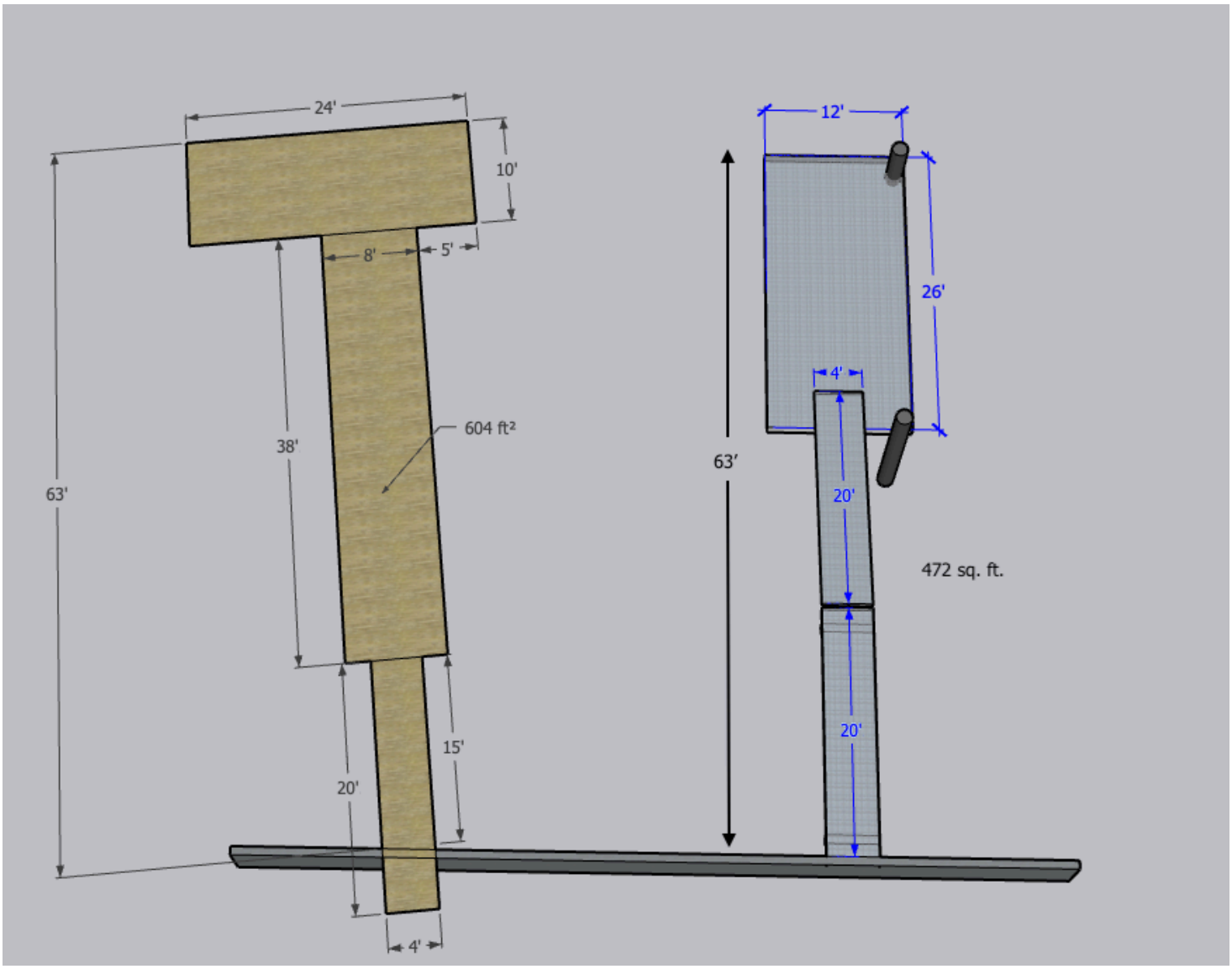


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Construct and install new aluminum fixed pier, ramp and floating dock with Sunwalk grated decking.
Project design 4′ x 40′ aluminum pier and ramp with (2-4) steel piling supports
New 12′ x 26′) floating dock and (2) steel piling supports. Total 472 sq. ft.



Design comparison:
Moving dock and squaring angle to match property line will give room for boat lift within set backs of property boundaries.
Narrowing fixed pier to 4′ wide for 40′ will bring dock into compliance with DFW code, this also saves budget costs.



Floating dock 12′ x 26′ maximizes usable space, allow safer mooring, better access to boat lift and guest parking, less pilings and more cost effective.



“L” shaped docks are currently not conforming in Skagit County shoreline codes, a rectangle shaped float is overall a better use of space with less moving parts.

Project Budget is based on overall size

Existing dock structure is 604 sq. Ft.
Replacement cost : $105,700

Purposed dock is 472 sq. Ft.
Budget $82,600

Demo and disposal $12,080

Permitting, based on verbal confirmation of shoreline exemption permit $5500-$7500

Sales tax to be added once a design and budget is created.

Thank you for your interest in a new dock, please reach out to me anytime with questions and concerns.

Dan Givan
Viking Marine Construction