

Eddon Boat Park Minutes
City of Gig Harbor

August 2, 2005

4:00 p.m.

PRESENT: Council member Steve Ekberg, committee members John McMillan, Chuck Hunter and Lita Dawn Stanton were present. Guy Hoppen was excused. Staff members Mark Hoppen, John Vodopich, Dave Brereton, Bud Whitaker and Sonia Billingsley were present.

OLD BUSINESS: None.

NEW BUSINESS: DOE meeting to be on site on 8/3/05 to discuss a thin layer cap instead of dredging in the lowlands. This would consist of a 6" layer of gravel and sand. The city will need to do additional sampling by October 2005. The DOE will also let us know if the uplands and lowlands can be separated. The city will get this in writing. Steve Misiurak said that after Final Buy-In from DOE, it takes a year to obtain permits. This process needs to go through DOE, Dept. of Fisheries and the Army Corps of Engineers.

Mark suggested making the dock usable. Steve Misiurak will ask the state what we need to do to make the dock usable.

Steve Misiurak and Bud Whitaker did an inspection at the site this morning. They had a slide show showing the results.

Wild Birds Unlimited building: Roofing is beyond serviceable life, replacement needed. Deck and exterior stairs are in desrepair and are non-conforming. Repairs will require upgrades per code. Rear deck joists are over-spanned, untreated and support posts are deficient. Unsafe existing conditions. A portion of the rear deck is unsafe, unsupported and non-conforming. The electrical system is out dated and needs service upgrade to current standards. Attic venting is inadequate. The exterior siding and trim is at end of serviceable life. The building is considered unsafe. Estimated demolition cost is \$12,700.00.

Pandora's Box: Cement masonry exterior walls are un-reinforced, significant cracks and separations are visible in the exterior walls. The building is considered unsafe. The rear roof framing is over-spanned. The roof ledger is not bolted to the structure and the roof rafters are toe-nailed to the ledger. Estimated demolition cost is \$9,300.00, which includes foundation and asphalt removal.

Tudor House: The brick veneer is failing, repairs or replacement is needed. The interior plumbing and fixtures need replacement. The roof framing is sagging, this is a structural problem. The electrical system is outdated and unsafe and need replacement. Possible asbestos and lead abatement. The insulation is inadequate. Estimated demolition cost is \$9,400.00 includes foundation. It was suggested and discussed by all who attended to demoish all buildings, clear, grade and hydroseed site.

Lita Dawn asked if Eddon Boat can be put on the Historical Registry. Mark said yes.

Dave Brereton received a ball-park bid on roof replacement for a 24 x 60 section of the roof on the Eddon Boat building \$10,310.00 – 11,491.00, depending on the warranty. It was discussed that the aesthetics were important and to look into using rolled roofing. It was also discussed to sheet the entire area where the roofing is replaced.

The Eddon Boat building needs to have the old paint scraped off and to be re-painted. The paint exceeds the lead limit by 5 times. Dave said he would go to the museum and see if he could find any color photo's of the Eddon Boat building so we can come up with any paint colors.

Chuck suggested updating the posting at the site.

We will have a public meeting on August 29th at 5:30. This will be advertised in the Gateway and posted at the site and on the website.

PUBLIC COMMENT:

None.

NEXT REGULAR MEETING:

ADJOURN:

Respectfully submitted,

Sonia Billingsley

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of rear deck is unsafe
ported and non-conforming
to current standards.

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ra's Box

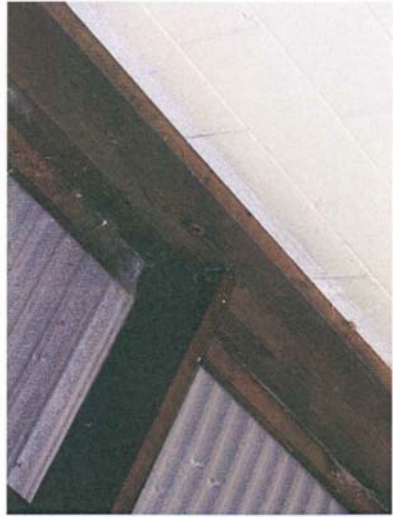


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Pandora's Box



spanned.



-Roof ledger is not bolted to structure.

-Roof rafters are toe-nailed to ledger

**\$9,300.00 includes
cutting and removal**

Tudor House



- Brick veneer is failing/ repairs, replacement needed.
- Interior plumbing and fixtures need replacement.
- Roof framing is sagging (structural)
- Electrical system is unsafe/outdated and needs replacement.
- Possible asbestos and lead abatement
- Insulation is inadequate.

Estimated demolition \$9,400.00 includes foundation

