

**TOWN OF JAMESTOWN
HARBOR COMMISSION**

ASSET INVENTORY

APPROVED BY THE JAMESTOWN HARBOR COMMISSION ON 2-12-2014

APPROVED BY THE TOWN COUNCIL ON 4-7-2014

FEBRUARY 2014

Introduction

This asset management plan identifies waterfront infrastructure maintained by the Harbor Commission on behalf of the Town of Jamestown. The purpose of this plan is to identify and prioritize projects for planning and budgeting purposes. This is a working document that will require review and updates as new assets are developed and improvements are made.

This document is divided into project areas. Town assets and annual maintenance activities have been identified for the following six project areas:

1. East Ferry
2. West Ferry
3. Fort Getty
4. Fort Wetherill
5. Heads Beach
6. Sheffield Cove at Maple Avenue

The Harbor Commission shall review the assets for deficiencies and prioritize project needs as outlined below:

Critical Deficiencies

- Correct a cited safety hazard
- Stop accelerated deterioration
- Return a facility to operation

Long Term Needs:

- Improvements to existing conditions that is not required for basic function of the facility
- Overall usability improvement
- Long term maintenance cost reduction

A maintenance and capital planning section is included to identify assets that require annual routine maintenance needs and long term capital improvement planning.

East Ferry

Figure 1 includes the following facilities identified for East Ferry.

1. Wood Pile Pier
 - Wooden pier structure
 - Boat pump-out
 - Touch and Go
 1. In board float
 2. Eastward float
 3. North side float
2. Stone Seawall - Parking area
3. Steel Concrete Pier - Conanicus Avenue to Eastward end
4. Dinghy Storage
5. Boat Ramp
6. Seawalls for Memorial Squares
7. Ferry Landing & Rip Rap Slope

Note: The seawall identified under item 2 above and shaded in red on figure 1 has been identified as a Harbor asset with 100% of funds from the Harbor budget for repairs and maintenance. The seawall identified under item 6 above and shaded in green on figure 1 has been identified as a shared asset between the Town and Harbor budgets. Future costs for repairs and maintenance will be funded 50% from the Harbor budget and 50% from the Town's capital budget.

Infrastructure Improvements

The following summary includes improvements that have been made to the facilities at East Ferry by the Harbor Commission within the past 7 year period.

1. Repairs were conducted to the stone and mortar seawall wall located along the parking area and sidewalk to the wooden pier in 2006. The repairs included replacement of the voids in the wall with stone and re-grouting of the mortar. In addition a portion of the sidewalk was replaced.

2. The curbs and rails were constructed on the steel pier in 2009. This project capped the sheet pile wall with a concrete curb, installed concrete posts and steel railing, and electrical service upgrades for the pier.
3. The wooden pier was repaired in 2010. The work included replacement of cross bracing, stringers, decayed piles, and decking. In addition a new touch and go float was constructed on the north side of the pier.
4. The pump-out on the wooden pier was repaired in 2010 with the installation of new pedestals, electrical upgrades, and force main piping.
5. The wooden pier received damage from Tropical Storm Sandy in October 2012. Repairs were made to the structure that included replacing stringers, cross-bracing, electrical pedestals, electrical conduit and wiring, ladders, and all of the pressure treated decking.
6. The East Ferry Seawall was reconstructed in the winter of 2013. The project included a new concrete retaining wall, sidewalks, and concrete repairs to the boat ramp.



THE TOWN OF JAMESTOWN, RI

Figure 1: East Ferry

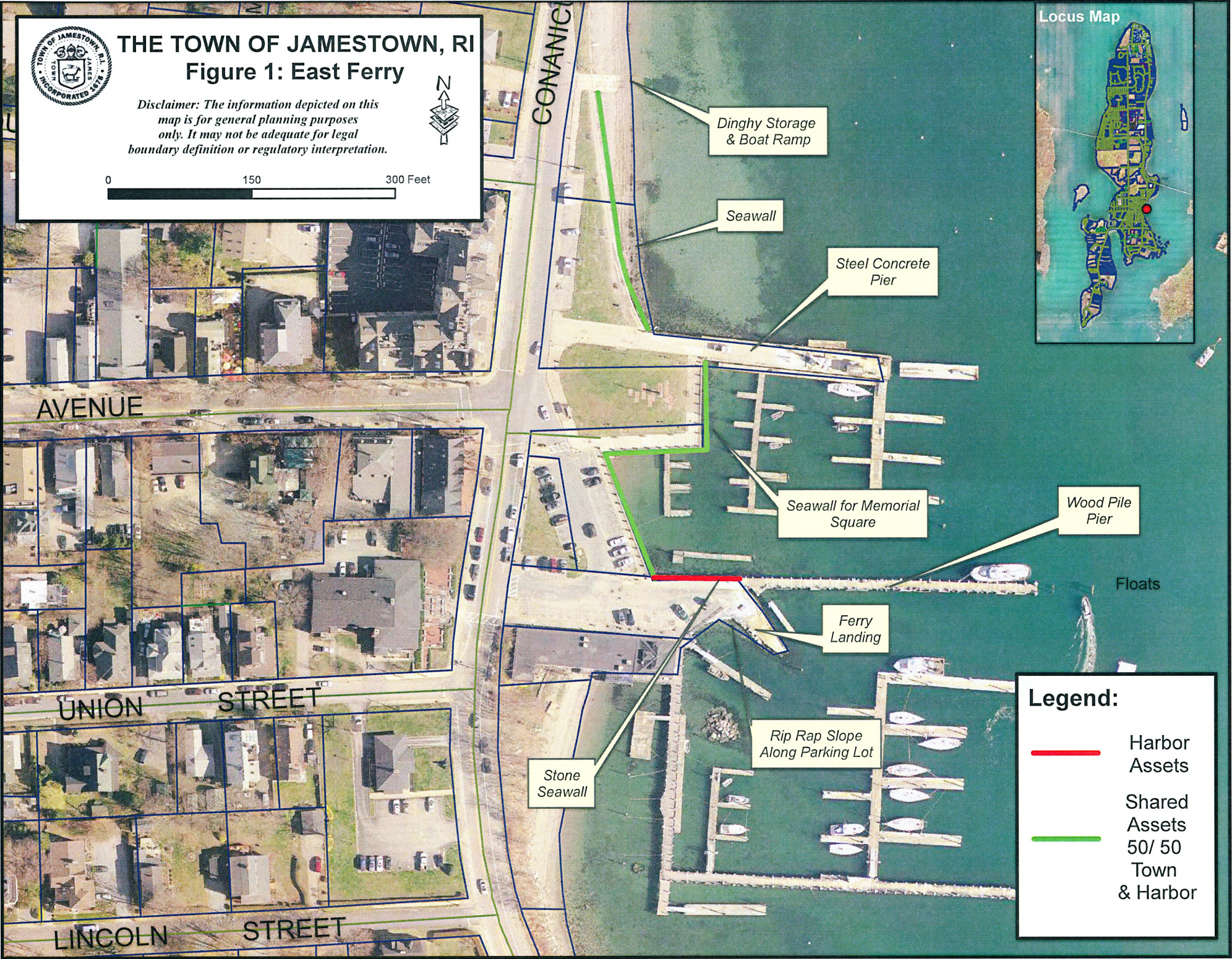
Disclaimer: The information depicted on this map is for general planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation.



0 150 300 Feet



Locus Map



Legend:

- Harbor Assets
- Shared Assets
- 50/50 Town & Harbor

West Ferry

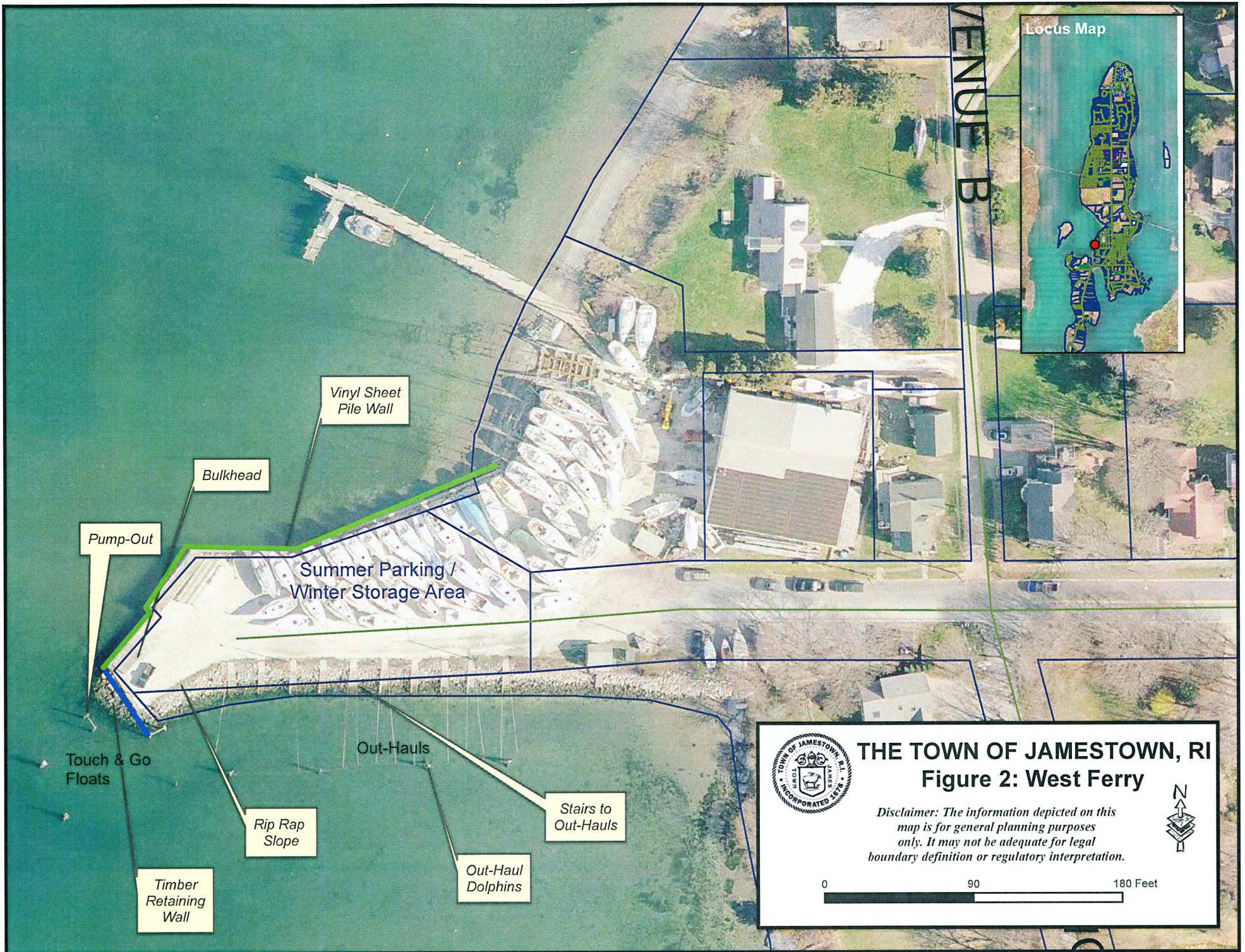
Figure 2 includes the following facilities identified for West Ferry:

1. Bulkhead
 - Vinyl sheet pile wall
 - Timber Retaining wall at western end
2. Rip-rap slope (south side)
3. Stairs to outhauls
4. Boat outhauls
5. Touch and Go Floats
6. Boat Pump-outs

Infrastructure Improvements

The following summary includes improvements that have been made to the facilities at West Ferry by the Harbor Commission within the past 7 year period.

1. Stairs to the boat outhauls were reconstructed by the Highway Department in 2008.
2. The boat pump-out forcemain piping was replaced by the highway department in 2010.
3. Engineering design drawings and permits were completed for repairs to the eastern end of the vinyl sheet pile wall in 2011.
4. Repairs were made during the summer of 2012 by the DPW at the eastern end of the vinyl sheet pile wall that included a new tieback concrete structure, new tie backs, concrete encasement of the bottom of the wall, and rip rap embankment stabilization.
5. Although not identified as a Harbor Asset, a new public bathroom was constructed at West Ferry using Harbor funds in the summer of 2011. The project includes a new unisex bathroom serviced by a sewer pump station and public water. The project will be maintained by the Town.
6. In the winter of 2013 the Boat Outhauls pilings and cables were replaced.
7. New stair treads for the boat outhauls were installed by the DPW in 2013.



VENUE B

Vinyl Sheet Pile Wall

Bulkhead

Pump-Out

Summer Parking / Winter Storage Area

Touch & Go Floats

Rip Rap Slope

Timber Retaining Wall

Out-Hauls

Stairs to Out-Hauls

Out-Haul Dolphins



THE TOWN OF JAMESTOWN, RI
Figure 2: West Ferry

Disclaimer: The information depicted on this map is for general planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation.



0 90 180 Feet



Fort Getty

Figure 3 includes the following facilities identified for Fort Getty:

1. Boat Ramp
2. Wooden Pier
3. Kayak Storage Rack
4. Boat Outhauls

Infrastructure Improvements

The following summary includes improvements that have been made to the facilities at Fort Getty by the Harbor Commission within the past 7 year period.

1. A new concrete boat ramp was installed at Fort Getty at the existing location in the spring of 2011. The project replaced an asphalt ramp and extended the length an additional 25' seaward. A CRMC maintenance assent was approved for the project.
2. Relocation of kayak storage rack by Highway Department to increase access and use by the public.
3. In the winter of 2013 the boat outhaul pilings and cables were replaced.
4. In 2013 an engineering evaluation was conducted of the wooden pier at Fort Getty. The project included both top side and piling inspections beneath the waterline. The engineer provided a report with recommendations for repairs.



THE TOWN OF JAMESTOWN, RI

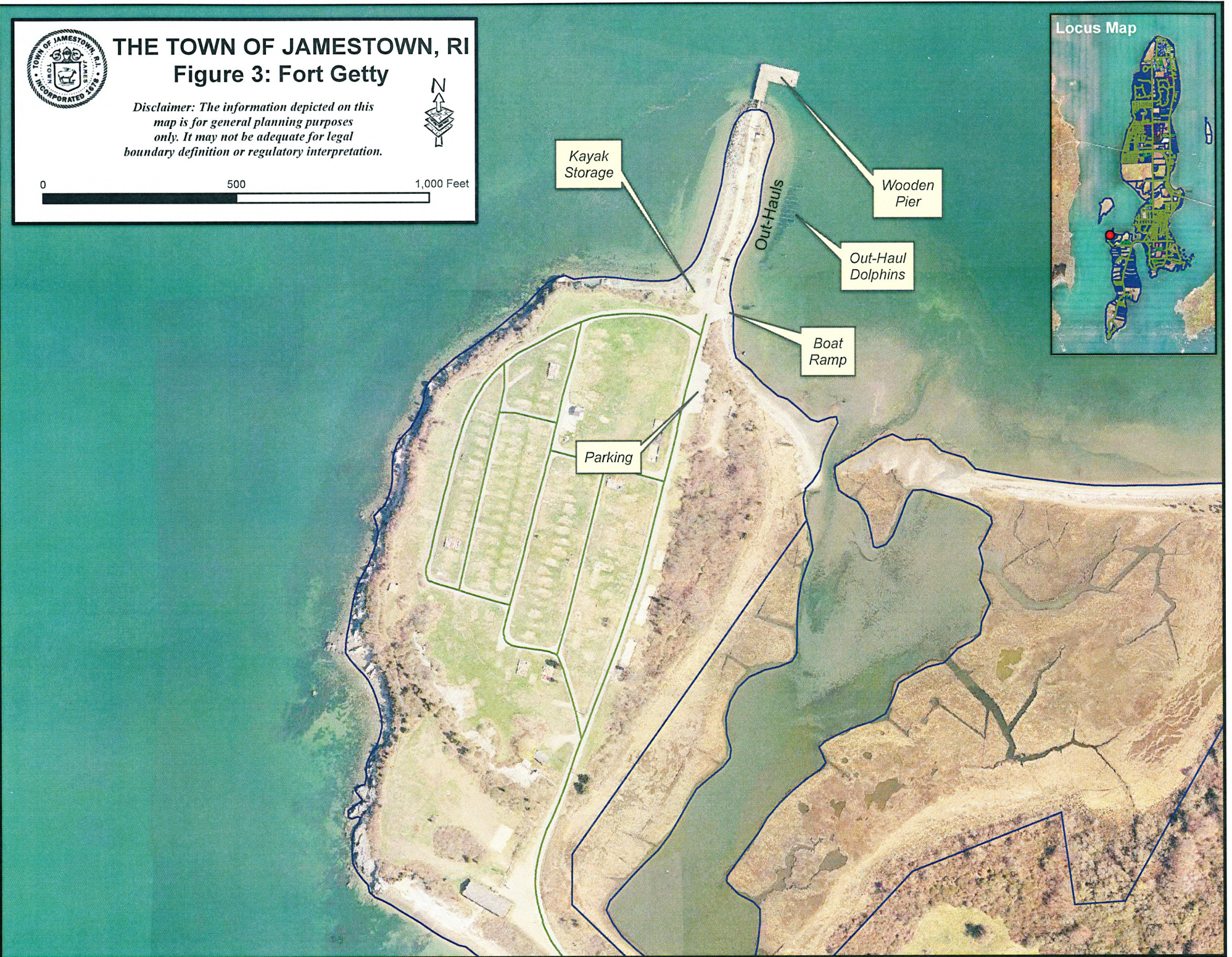
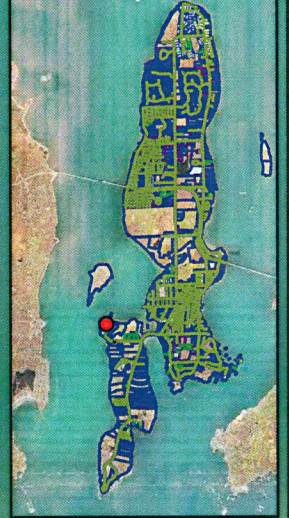
Figure 3: Fort Getty

Disclaimer: The information depicted on this map is for general planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation.



0 500 1,000 Feet

Locus Map



Fort Wetherill

Figure 4 includes the following facilities that the Harbor Commission is responsible for maintaining:

1. West Bulkhead and Rip-Rap slope

Heads Beach

Figure 5 includes the following facilities that the Harbor Commission is responsible for maintaining:

1. Kayak Storage Rack

Sheffield Cove at Maple Avenue

Figure 6 includes the following facilities that the Harbor Commission is responsible for maintaining:

1. Kayak Storage Rack

Infrastructure Improvements

There were no improvements conducted at Fort Wetherill, Heads Beach, or Sheffield Cove at Maple Avenue by the Harbor Commission within the past 5 year period.



THE TOWN OF JAMESTOWN, RI

Figure 4: Fort Wetherill

Disclaimer: The information depicted on this map is for general planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation.



0 140 280 Feet



West Bulkhead
Rip-Rap Slope


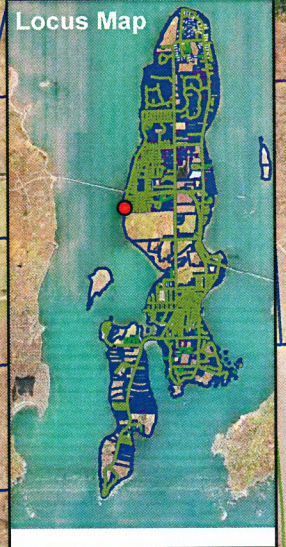


THE TOWN OF JAMESTOWN, RI
Figure 5: Head's Beach

Disclaimer: The information depicted on this map is for general planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation.



0 100 200 Feet

Kayak Storage



Floats



BARK AVE

FRIGATE



THE TOWN OF JAMESTOWN, RI

Figure 6: Sheffield Cove at Maple Ave

Disclaimer: The information depicted on this map is for general planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation.



0 140 280 Feet



Kayak Storage



Sheffield Cove

Annual Routine Maintenance (Operating Budget)

Each of the areas identified include assets that require routine maintenance and inspection by the Harbor Commission and Town Staff. The following includes a list of facilities for each area:

East Ferry

1. Inspection of Floats and Ramps
2. Inspection of decking on Wood Pile Pier and general repairs to decking
3. Inspection of ladders to Wood Pile Pier and general repairs
4. Inspection and annual maintenance to boat pump-outs
5. Secure ramp access and railings at the end of the season
6. Inspection of seawalls and wood pile pier following the winter season and after major storm events to assess any damages.

West Ferry

1. Inspection of touch and go floats
2. Inspection and general repairs to out haul stairs
3. Inspection of vinyl sheet pile wall and bulkhead wall following winter season and after major storm events to assess damages
4. Maintenance of brush along bulkhead and at stairs
5. Parking lot surface grading and maintenance

Fort Getty

1. Inspection of boat ramp
2. Inspection of out hauls
3. Inspection of wooden pier following the winter season and after major storm events to assess damages