

## Keystone Harbor Costs and Impacts Analysis

### CAPITAL

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- Capital projects construct new facilities or make significant, long-term renewal improvements to existing facilities.

### MAINTENANCE

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- Costs for ordinary or normal maintenance are not included in the capital budget.
- Ordinary or normal maintenance includes small, temporary or routine repairs necessary to keep an existing facility or asset in useful condition. The work maintains or preserves the usefulness of an asset rather than changing or significantly improving it, and there is usually little or no effect on operating costs of the facility at the completion of the work.
- Maintenance includes the following: housekeeping activities, grounds - keeping, site maintenance, and certain types of service contracts, cleaning, minor repair, and routine inspection of equipment to reduce service interruptions.
- Can be performed with WSF labor or contracted.

### PRESERVATION

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- Preservation projects maintain and preserve existing state facilities and assets. They do not significantly change how a facility is used.
- Examples of preservation include renovation of building systems and finishes, roof replacement, utility system upgrade, repairing streets and parking lots, etc.

## **OPERATIONS**

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### **Vessels**

- Deck and Engine Labor – Based on United States Coast Guard (USCG) requirements.
- Fuel – Fuel price is the most volatile element of the cost calculations. Costs developed for the Keystone Harbor study are based on the June 2004 fuel price forecast.
- Non-labor – All purchased items (e.g. radios, cleaning supplies, charts for wheelhouse, lube oil) and all purchased services (e.g. sewage pumping and disposal).

### **Terminals**

- Labor – includes ticket sellers and traffic attendants
- Non-labor – includes all purchased items (e.g. cleaning supplies, utilities, ticket and schedule printing) and all purchased services (e.g. armored car service to take cash to the bank).

# DRAFT

All costs in millions – 2004 dollars

1. Existing Conditions						
Maintain Steel Electrics	Terminal	Capital	Preservation	Maint.	Operations	
		\$0	\$17	\$3	\$15	
	Vessel	\$219	\$183	\$49	\$245	
		Total				
New / Existing 130 Class	Terminal	Capital	Preservation	Maint.	Operations	
		\$0	\$17	\$3	\$15	
	Vessel	\$135	\$152	\$44	\$212	
		Total				
Evergreen State/Sealth Issaquah 100	Terminal	Capital	Preservation	Maint.	Operations	
		\$0	\$17	\$3	\$15	
	Vessel	\$134	\$129	\$34	\$209	
		Total				

# DRAFT

All costs in millions – 2004 dollars

2. Existing Slip with Jetty Extension						
Maintain Steel Electrics	Terminal	Capital	Preservation	Maint.	Operations	
		\$42	\$17	\$3	\$15	
	Vessel	\$219	\$183	\$49	\$245	
		Total				
New / Existing 130 Class	Terminal	Capital	Preservation	Maint.	Operations	
		\$46	\$17	\$3	\$15	
	Vessel	\$132	\$118	\$31	\$171	
		Total				
Evergreen State / Sealth	Terminal	Capital	Preservation	Maint.	Operations	
		\$46	\$17	\$3	\$15	
	Vessel	\$129	\$127	\$34	\$209	
		Total				
Keystone Special	Terminal	Capital	Preservation	Maint.	Operations	
		\$42	\$17	\$3	\$15	
	Vessel	\$135	\$152	\$44	\$212	
		Total				
"Out-of-the- box" idea	Terminal	Capital	Preservation	Maint.	Operations	
		\$24	\$17	\$3	\$15	
	Vessel	\$134	\$129	\$34	\$209	
		Total				

# DRAFT

All costs in millions – 2004 dollars

3. Harbor Mouth Slip East State Park						
Maintain Steel Electrics	Terminal	Capital	Preservation	Maint.	Operations	
		\$52	\$8	\$3	\$15	
	Vessel	\$219	\$183	\$49	\$245	
		Total				
New / Existing 130 Class	Terminal	Capital	Preservation	Maint.	Operations	
		\$52	\$8	\$3	\$21	
	Vessel	\$132	\$118	\$31	\$171	
		Total				
Evergreen State / Sealth	Terminal	Capital	Preservation	Maint.	Operations	
		\$52	\$8	\$3	\$15	
	Vessel	\$129	\$127	\$34	\$209	
		Total				
Keystone Special	Terminal	Capital	Preservation	Maint.	Operations	
		\$52	\$8	\$3	\$15	
	Vessel	\$135	\$152	\$44	\$212	
		Total				
"Out-of-the- box" idea	Terminal	Capital	Preservation	Maint.	Operations	
		\$52	\$8	\$3	\$15	
	Vessel	\$134	\$129	\$34	\$209	
		Total				

# DRAFT

All costs in millions – 2004 dollars

4. In Harbor Slip State Park Terminal						
Maintain Steel Electrics	Terminal	Capital	Preservation	Maint.	Operations	
		\$45	\$8	\$3	\$15	
	Vessel	\$219	\$183	\$49	\$245	
		Total				
New / Existing 130 Class	Terminal	Capital	Preservation	Maint.	Operations	
		\$47	\$8	\$3	\$21	
	Vessel	\$132	\$118	\$31	\$171	
		Total				
Evergreen State / Sealth	Terminal	Capital	Preservation	Maint.	Operations	
		\$47	\$8	\$3	\$15	
	Vessel	\$129	\$127	\$34	\$209	
		Total				
Keystone Special	Terminal	Capital	Preservation	Maint.	Operations	
		\$45	\$8	\$3	\$15	
	Vessel	\$135	\$152	\$44	\$212	
		Total				
"Out-of- the-box" idea	Terminal	Capital	Preservation	Maint.	Operations	
		\$27	\$8	\$3	\$15	
	Vessel	\$134	\$129	\$34	\$209	
		Total				

# DRAFT

All costs in millions – 2004 dollars

5. West State Park Slip and Terminal						
Maintain Steel Electrics	Terminal	Capital	Preservation	Maint.	Operations	
		\$46	\$8	\$3	\$15	
	Vessel	\$219	\$183	\$49	\$245	
		Total				
New / Existing 130 Class	Terminal	Capital	Preservation	Maint.	Operations	
		\$46	\$8	\$3	\$21	
	Vessel	\$132	\$118	\$31	\$171	
		Total				
Evergreen State / Sealth	Terminal	Capital	Preservation	Maint.	Operations	
		\$46	\$8	\$3	\$15	
	Vessel	\$129	\$127	\$34	\$209	
		Total				
Keystone Special	Terminal	Capital	Preservation	Maint.	Operations	
		\$46	\$8	\$3	\$15	
	Vessel	\$135	\$152	\$44	\$212	
		Total				
"Out-of-the- box" idea	Terminal	Capital	Preservation	Maint.	Operations	
		\$46	\$8	\$3	\$15	
	Vessel	\$134	\$129	\$34	\$209	
		Total				

# DRAFT

All costs in millions – 2004 dollars

6. Existing Slip with Line Dolphins						
Maintain Steel Electrics	Terminal	Capital	Preservation	Maint.	Operations	
		\$35	\$25	\$3	\$15	
	Vessel	\$219	\$183	\$49	\$245	
		Total				
New / Existing 130 Class	Terminal	Capital	Preservation	Maint.	Operations	
		\$39	\$25	\$3	\$15	
	Vessel	\$132	\$118	\$31	\$171	
		Total				
Evergreen State / Sealth	Terminal	Capital	Preservation	Maint.	Operations	
		\$39	\$25	\$3	\$15	
	Vessel	\$129	\$127	\$34	\$209	
		Total				
Keystone Special	Terminal	Capital	Preservation	Maint.	Operations	
		\$35	\$25	\$3	\$15	
	Vessel	\$135	\$152	\$44	\$212	
		Total				
"Out-of- the-box" idea	Terminal	Capital	Preservation	Maint.	Operations	
		\$35	\$25	\$3	\$15	
	Vessel	\$134	\$129	\$34	\$209	
		Total				

# DRAFT

All costs in millions – 2004 dollars

<b>Keystone Harbor Study Costs Summary</b>						
	<b>1. Existing Conditions</b>	<b>2. Existing Slip With Jetty Extension</b>	<b>3. Harbor Mouth Slip East State Park</b>	<b>4. In Harbor Slip State Park Terminal</b>	<b>5. West State Park Slip and Terminal</b>	<b>6. Existing Slip With Line Dolphins</b>
<b>Maintain Steel Electrics</b>	\$731	\$773	\$774	\$767	\$768	\$774
<b>New / Existing 130 Class</b>		\$533	\$536	\$531	\$530	\$534
<b>Evergreen State / Sealth</b>		\$580	\$577	\$572	\$571	\$581
<b>Keystone Special</b>	\$578	\$620	\$621	\$614	\$615	\$621
<b>"Out-of-the-Box" 100 Special</b>	\$541	\$565	\$584	\$559	\$578	\$584