



WJSC West Wall Repair Update

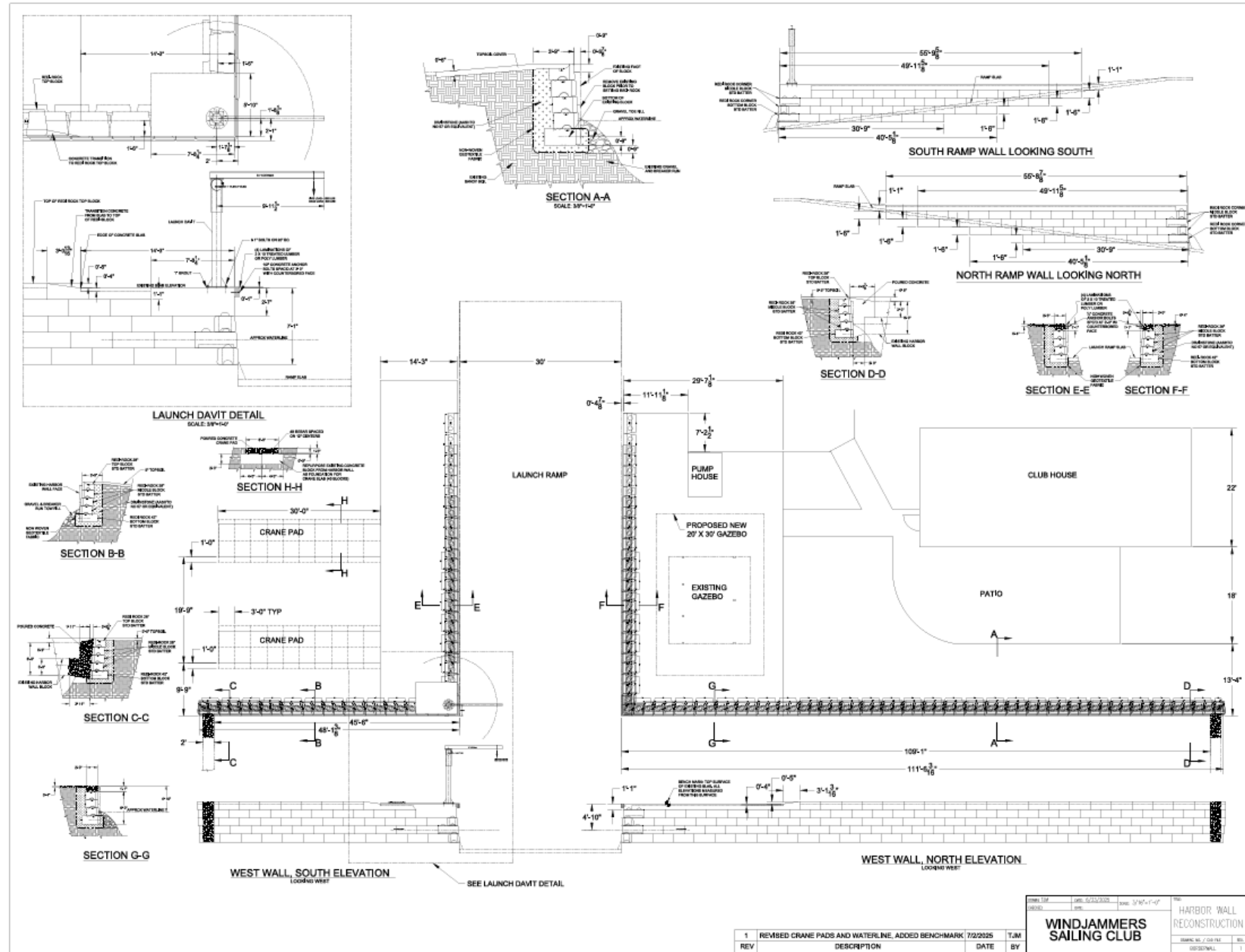
Brian Grahovac

December 12, 2025

Scope

- “I, Randy Vandebranden, would like to make the following motion. I move to repair the West harbor wall. This includes replacing the West wall located North of the ramp, the North ramp wall, the South ramp wall, and the West wall located South of the ramp. This work includes removing and replacing the existing cement slabs located on both sides of the ramp. The walls will be rebuilt using an engineered block: Redi-Rock. The wall design and construction plan will be certified by an engineer. Wall life is expected to be 50-70 years. To keep costs low the membership will be responsible for removing utilities, the lightning hoist, the gazebo and the existing slabs before excavation can begin. The excavation and wall building will be led by a contractor. The contractor will have Redi-Rock build experience. Forming and pouring the new slabs will be led and executed by Windjammer members. Removing materials from the site will be executed by Windjammer members. As part of this work, we will replace the pavers leading to the club house with a poured concrete sidewalk. Also, the concrete pavers and slabs around the pump room will be removed and be integrated into the new slabs. The gazebo and hoist will be reinstalled by Windjammer members. The project is expected to take 4 weeks to complete, in the Fall of 2025. The project costs are expected at \$152,000. A contingency of 15% or \$23,000 is to be considered for undefined scope. Therefore, a total cost of the project is not to exceed \$175,000. To ensure continuity and efficiency, the entire project will be led by Brian Grahovac. He will serve as the single point contact for all things project related. Project spending will be controlled and approved by the three Trustees. Initial spending could start as early as June 1st and should be concluded by December 15th, 2025. As part of this motion, this motion would authorize the board to secure the funding required to execute this project. “

July 2, 2025 WJSC Detailed Wall Design



REV	DESCRIPTION	DATE	T.M.	BY
1	REVISED CRANE PADS AND WATERLINE, ADDED BENCHMARK	7/2/2025		

DATE	7/2/2025	SCALE	3/8"=1'-0"
DRAWN BY	J.S. FINE	CHECKED BY	J.S. FINE
PROJECT	WINDJAMMERS SAILING CLUB		
CONTRACT NO.	HARBOR WALL RECONSTRUCTION		
SHEET NO.	1	TOTAL SHEETS	1

Costs

Project Budget Summary

Total Materials \$72,470

Total Tools \$1,100

Materials & Tools \$73,570

Labor \$78,825

Total Labor/Materials/Tools \$152,395

15% Contingency \$22,604

Total Project Budget \$175,000

\$175,000 Approved by the board on May 25, 2025

Today's Date **12/14/2025**

Money Spent to Date **\$141,008**

Total Spend Forecast **\$159,100**

Committed Spend to Date **\$141,008**

Money Under Budget **\$15,900**

- Spending on track to be at \$159,100. This is \$15,900 below budgeted amount of \$175,000.

Schedule

2026

W	Trench Install Drain line for SW Sump Pump	North Walls			STOP	STOP	
	Pour Crane Pad	South Walls	8.0 Cu Yd - 36x6x1		STOP	Tue, 11/04	
W	Concrete form wood delivered			4	4/1/2026		Wigman
W	Concrete Pour Tools on site			1	4/1/2026		Wigman
W	Rebar Delivered			8	4/1/2026		Wigman
W	Set forms for South Slab	South Walls		6	4/11/2026	Sat, 11/01	Wigman
W	Set all rebar in South Slab	South Walls		8	4/11/2026	Sun, 11/02	Wigman
W	Pour South Slab	South Walls	15.0 Cu Yd	8	4/18/2026		Wigman
W	Install Rub Rail at ramp	Ramp Walls	Back Fill During curing	8	4/19/2026	Sat, 04/18/26	BLG
W	Remove Forms - South Slab	South Walls		3	5/2/2026	Fri, 11/07	Wigman
W	Set forms for North slab	North Walls		6	5/2/2026	Sat, 11/08	Wigman
W	Set Forms for Sidewalks	North Walls		3	5/2/2026	Sun, 11/09	Wigman
W	Set all rebar in North Slab	North Walls		8	5/2/2026	Sun, 11/09	Wigman
W	Pour North Slab	North Walls	26.4 Cu Yd	6	5/2/2026	Wed, 11/12	Wigman
W	Pour Sidewalks	North Walls	2.6 Cu Yds	3	5/2/2026	Wed, 11/12	Wigman
W	Remove Forms - North Walls	North Walls		2	5/2/2026	Fri, 11/14	Wigman
W	Install Rub Rail at ramp	Ramp Walls	Back Fill During curing	8	5/2/2026	Sat, 04/18/26	BLG
W	Clean up. Cover with Soil & Seed	Both Walls		4	5/2/2026	Sat, 11/15	Grahovac
W	Install Flag Pole Base	North Walls		4	5/2/2026	Fri, 11/07	Tim M
W	Install Tall Flag Pole	North Walls	May do with crane in Spring	2	5/2/2026	Sat, 11/15	Grahovac
W	Docks Down into Water, 2026	A&C Docks		6	Sat, 05/09/26	Sat, 05/09/26	Randy VB
W	Install Hoist pedestal and swing arm	South Wall		4	Sat, 05/16/26	Sat, 05/16/26	BLG
W	Boats in 2026			12	Sat, 05/16/26	Sat, 05/16/26	Randy VB
W	Install New gazebo	North Walls		8	Sat, 05/23/26	Sat, 05/02/26	Tim M/Jim G

END

The Schedule above is TENATIVE as of 12/12/25.

Completed in November, 2025.

- Wall Built.
- Hoist base set and filled with concrete
- A&C wall tie ins poured.
- New Electrical Trench, Conduit and wires pulled for B Dock, C Dock and Hoist.
- New Drain Installed at NE corner of House
- New Communication conduit and wire pulled.
- Area covered with stone in prep for new slabs.
- Construction materials and soil removed from site.
- Original blocks stored in NE corner of property.
- Fund raising and approval for new Gazebo completed.



Fun Facts

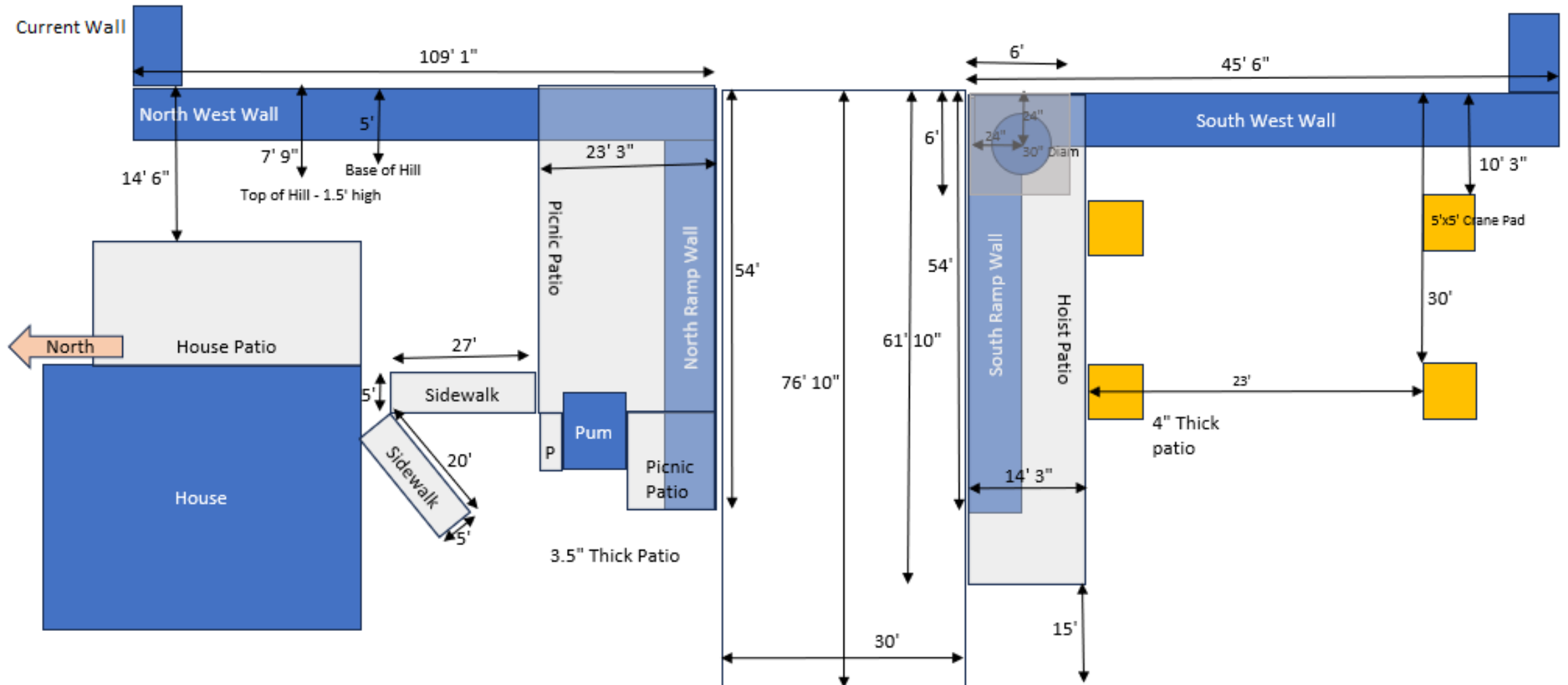
New Wall		
Wall Height	7.5'	5 layers
Wall Depth	60" at Base	28" at Top
Design	Interlocked, High PSI Block	
Blocks	281 Blocks	551,660 lbs
Stone	20 loads	880,000 lbs
Total		1,431,660 lbs
Lightning Base	7.6'x 5.8'x 2.5'	16,326 lbs

Original Wall		
Wall Height	8'	3 layers
Wall Depth	24" at Base	24" at Top
Design	Stacked, Mixed Quality Block	
Blocks	144 Blocks	512,000 lbs
Lightning Base	4'x8'x3'	14,222 lbs



END

Nomenclature/Layout



North Walls: 2025



North Walls: 2025



South Walls: 2025



South Walls: 2025



Slabs: 2025

