**Linda Rodgers**
386.418.6415
lrodgers@appliedtm.com

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# Qualified project team key to fruitful marina projects

Charleston, S.C. — A marina development is a complex undertaking involving a host of planning and design elements including environmental permits, soil studies, wind/wave studies, market analysis, and infrastructure and dock design. Each piece requires careful planning and specialized expertise.

Accustomed to the terminology and challenges of land-based projects, many developers are unaware of the complexities of marina construction due to lack of project experience in marine environments. Some may balk at the "added expense" of certain engineering studies and analysis.

Nevertheless, every sizable marina development should engage the services of a well-qualified project team, including both an engineering/consulting firm and a dock supplier/contractor with extensive waterfront experience. Marina owners should ensure that their consultants and contractors have the proper qualifications to design and construct a marina that can withstand fierce winds, unusually high tides, powerful waves, and storm surges. Otherwise, a poorly designed marina could succumb to the elements through a major weather event or be severely degraded from the impacts of wear, such as wood rot and corrosion of metals, which can occur through normal exposure to the elements.

"Short-term savings by cutting corners in the design phase can lead to the much higher cost of total structural replacement of docks, infrastructure, or other project elements," says Sam Phlegar, Senior Vice President and Director of Applied Technology and Management's (ATM's) Marine Division. "In addition, should calamity strike, such as a hurricane, in order to pay claims insurance companies require proof that a professional engineering study was done."

Services a qualified waterfront engineering/consulting firm may provide to facilitate marina development include:

- Market and economic feasibility analysis
- Engineering analysis including bathymetric surveying, wind/wave analysis, shoreline stabilization analysis, geotechnical investigation, etc.
- Facility layout alternatives and cost estimation
- Regulatory permitting/environmental assessment services
- An unbiased approach to selecting the most suitable dock system(s) for the site
- Development of plans, specifications, and bidding documents
- Facilitating competitive pricing through a structured bidding/procurement process
- Providing owners/developers representation during construction to ensure that they get what they pay for
- An ability to dictate the design parameters and avoid the owner/developer having to interpret the "fine print"

**About ATM**
ATM is a coastal, environmental, marine, and water resources engineering firm serving public and private clients throughout the world since 1984. For more information, please visit www.appliedtm.com.