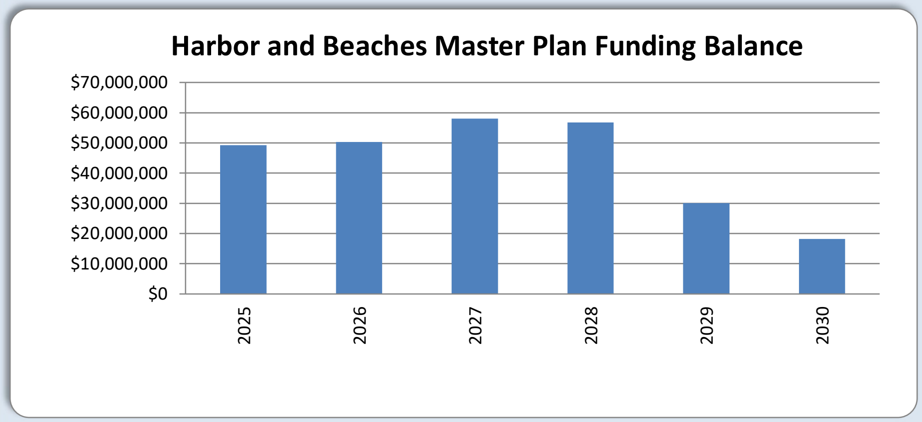
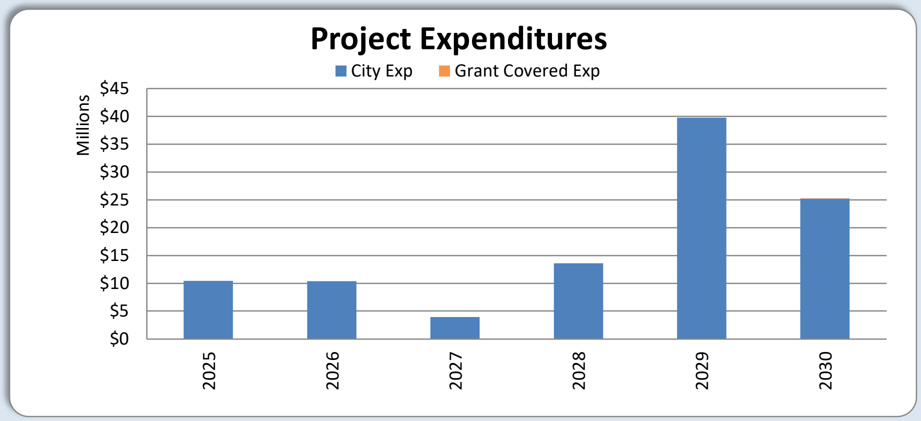
HARBOR & BEACHES MASTER PLAN DASHBOARD

☐ With external contributions (grants) as indicated on project list

Updated: 02/27/2025





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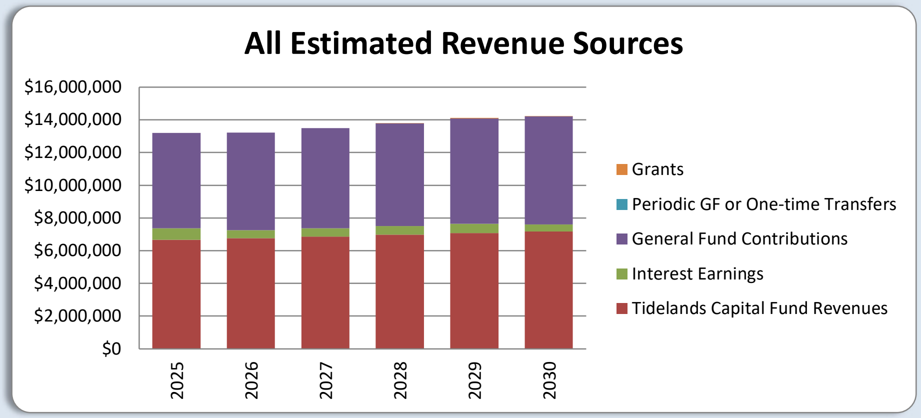

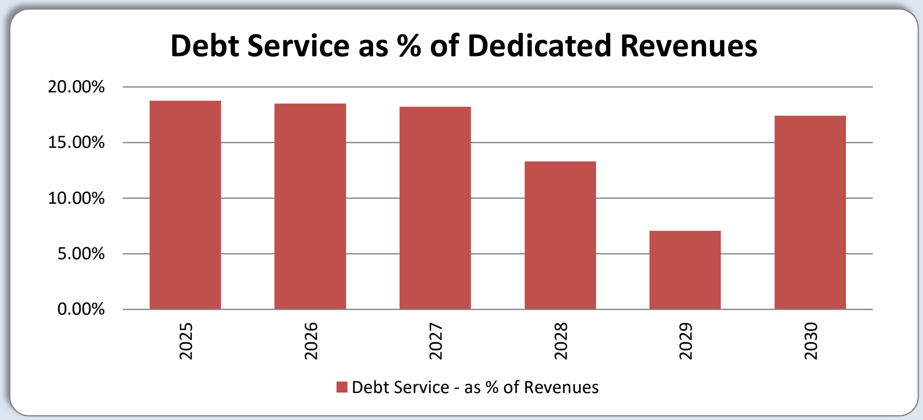

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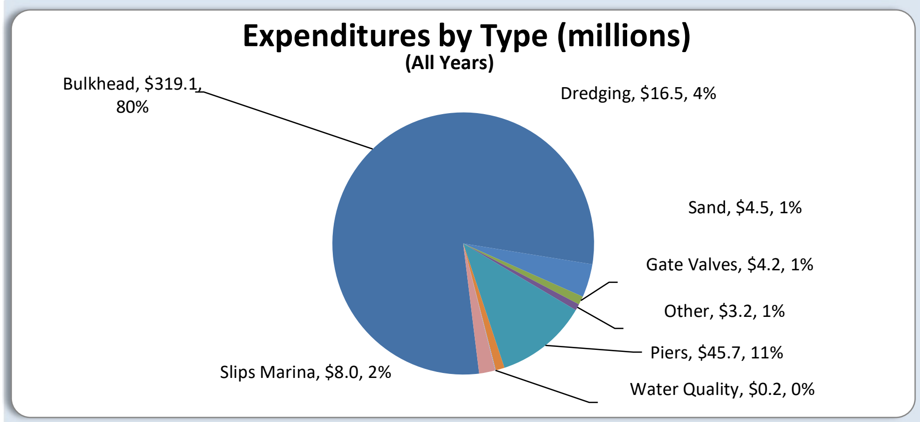

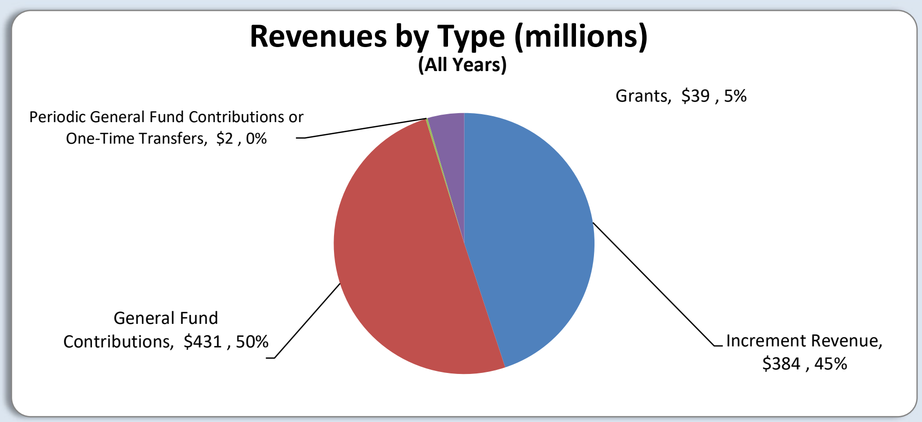

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HARBOR & BEACHES MASTER PLAN PROJECTS

Last Updated: 02/27/2025 2025

Ref #	Project	Category	YR Built	Last Refurb.	Cost	Remodel	Sq Ft	Units Measurement	Total Units	Today's Unit Cost	Current Age:	Estimated Useful Life	Years to Start	Project Estimate	FY Design Start Year	FY Const Start Year	FV Cost Est @2.5% Growth	External Contributions	Net Proposed Cost
UTILITIES																			
32	Tide Gate Valve Program (Peninsula, 62 total): Ongoing	Gate Valves	0	0				EA	62	$65,000	**	25	2	$4,030,000	2026	2027	$4,234,019		$4,234,019
	SUBTOTAL													**$4,030,000**			**$4,234,019**	**$0**	**$4,234,019**
BULKHEAD/STRUCTURES																			
65	Bulkhead (West Newport Street Ends): Repair / Replace Program	Bulkhead	0	0				LF	1,722	$10,000	**	80	2	$17,220,000	2025	2027	$18,091,763		$18,091,763
71	Bulkhead (Peninsula Street Ends): Repair / Replace Program	Bulkhead	0	0				LF	2,217	$10,000	**	80	2	$22,170,000	2025	2027	$23,292,356		$23,292,356
39	Bulkhead (Lower Castaways): Replace	Bulkhead	0	0				LF	265	$10,000	**	80	3	$2,650,000	2026	2028	$2,853,760		$2,853,760
45	Balboa Island (Grand Canal & West End): Replace Bulkhead	Bulkhead	1930					LF	4,685	$12,000	95	81	3	$56,220,000	2026	2028	$60,542,791		$60,542,791
81	Balboa Island (Grand Canal & West End): Boardwalk & Drainage	Other	1930	0				SF	32,950	$25	**	80	3	$823,750	2026	2028	$887,089		$887,089
46	Balboa Island (East & South Little Island): Replace Bulkhead	Bulkhead	1930					LF	2,730	$12,000	95	80	9	$32,760,000	2026	2034	$40,912,751		$40,912,751
82	Balboa Island (East & South Little Island): Boardwalk & Drainage	Other	1930	0				SF	20,005	$25	95	80	9	$500,125	2026	2034	$624,588		$624,588
47	Balboa Island (South & North): Replace Bulkhead	Bulkhead	1930					LF	5,861	$12,000	95	82	14	$70,332,000	2026	2039	$99,377,275		$99,377,275
83	Balboa Island (South & North): Boardwalk & Drainage	Other	1930	0				SF	46,888	$25	95	80	14	$1,172,200	2026	2039	$1,656,288		$1,656,288
69	Bulkhead (Rhine Wharf): Replace	Bulkhead	1960	0				LF	343	$10,000	65	80	15	$3,430,000	2036	2040	$4,967,663		$4,967,663
66	Bulkhead (Corona Del Mar): Replace	Bulkhead	0	0				LF	175	$10,000	**	80	20	$1,750,000	2042	2045	$2,867,579		$2,867,579
67	Bulkhead (Promontory Bay): Replace	Bulkhead	1972	0				LF	1,158	$10,000	53	80	20	$11,580,000	2042	2045	$18,975,178		$18,975,178
61	Bulkhead (American Legion): Replace	Bulkhead	1957	0				LF	336	$10,000	68	95	31	$3,360,000	2053	2056	$7,224,023		$7,224,023
27	Bulkhead (Balboa Yacht Basin): Replace	Bulkhead	1985	0				LF	1,370	$10,000	40	80	40	$13,700,000	2062	2065	$36,785,375		$36,785,375
37	Bulkhead (Marina Park): Replace	Bulkhead	2015	0				LF	857	$10,000	10	90	80	$8,570,000	2101	2105	$61,785,996		$61,785,996
	SUBTOTAL													**$246,238,075**			**$380,844,473**	**$0**	**$380,844,473**
PUBLIC PIERS - REPAIR / REPLACE																			
11	Public Pier (15th St): Float only	Piers	1967	2000				EA	1	$75,000	**	20	1	$75,000	2021	2025	$76,875		$76,875
12	Public Pier (19th St): Float only	Piers	1957	2000				EA	1	$80,000	**	20	1	$80,000	2021	2025	$82,000		$82,000
13	Public Pier (Coral Ave): Float only	Piers	1940's	2000				EA	1	$90,000	38	20	1	$90,000	2021	2025	$92,250		$92,250
14	Public Pier (Fernando St): Float only	Piers	0	2000				EA	1	$60,000	**	20	1	$60,000	2021	2025	$61,500		$61,500
15	Public Pier (M St): Float only	Piers	1940	2000				EA	1	$70,000	**	20	1	$70,000	2021	2025	$71,750		$71,750
16	Public Pier (Opal Ave): Float & Gangway only	Piers	1940's	2000				EA	1	$85,000	**	20	1	$85,000	2021	2025	$87,125		$87,125
17	Public Pier (Park Ave): Float & Gangway only	Piers	1940's	2000				EA	1	$85,000	**	20	1	$85,000	2021	2025	$87,125		$87,125
18	Public Pier (Washington St): Float only	Piers	1940's	2000				EA	1	$70,000	**	20	1	$70,000	2021	2025	$71,750		$71,750
30	Public Pier (Emerald Ave): Float only	Piers	1940's	2000				EA	1	$90,000	37	20	1	$90,000	2021	2025	$92,250		$92,250
31	Public Pier (Sapphire Ave):Float & Gangway only	Piers	1940's	2000				EA	1	$95,000	**	20	1	$95,000	2021	2025	$97,375		$97,375
28	Ocean Piers Biennial Maintenance Program - (Balboa & Newport)	Piers	1940	2022				EA	1	550,000	83	0	1	$550,000	2025	2026	$563,750		$563,750
42	Balboa Yacht Basin Slips: Replace	Slips Marina	1928	1985				EA	172	$35,000	38	40	2	$6,020,000	2025	2027	$6,324,763		$6,324,763
10	Ocean Pier (Newport): Replace	Piers	1940	0				EA	1	$20,000,000	83	85	2	$20,000,000	2024	2027	$21,012,500		$21,012,500
23	Ocean Pier (Balboa): Replace	Piers	1940	0				EA	1	$15,000,000	83	85	12	$15,000,000	2034	2037	$20,173,332		$20,173,332
64	Public Pier (Grand Canal, Balboa Ave): Pier Platform	Piers	2017	2012				EA	1	$25,000	6	20	13	$25,000	2037	2038	$34,463		$34,463
52	Public Pier (15th St): Pier & Gangway (aluminum only)	Piers	1967	1986				EA	1	$150,000	**	40	15	$150,000	2037	2040	$217,245		$217,245
74	Public Pier (19th St): Pier Platform & Gangway	Piers	1957	1986				EA	1	$70,000	**	40	15	$70,000	2037	2040	$101,381		$101,381
53	Public Pier (Coral Ave): Pier only	Piers	1940's	1985				EA	1	$125,000	38	40	15	$125,000	2037	2040	$181,037		$181,037
54	Public Pier (Emerald Ave): Pier only	Piers	1940's	1986				EA	1	$125,000	37	40	15	$125,000	2037	2040	$181,037		$181,037
55	Public Pier (Fernando St): Pier only	Piers	0	1985				EA	1	$125,000	**	40	15	$125,000	2037	2040	$181,037		$181,037
56	Public Pier (M St): Pier only	Piers	1940	1985				EA	1	$175,000	38	40	15	$175,000	2037	2040	$253,452		$253,452
57	Public Pier (Opal Ave): Pier only	Piers	1940's	1985				EA	1	$125,000	**	40	15	$125,000	2037	2040	$181,037		$181,037
58	Public Pier (Park Ave): Pier only	Piers	1940's	1986				EA	1	$125,000	**	40	15	$125,000	2037	2040	$181,037		$181,037
59	Public Pier (Sapphire Ave): Pier only	Piers	1940's	1985				EA	1	$125,000	**	40	15	$125,000	2037	2040	$181,037		$181,037
60	Public Pier (Washington St): Pier only	Piers	1940's	1985				EA	1	$150,000	**	40	15	$150,000	2037	2040	$217,245		$217,245
76	Public Swim Float (10th St): Replace	Piers	1950's	2020				EA	1	$35,000	3	20	18	$35,000	2040	2041	$54,588		$54,588
77	Public Swim Float (Ruby Ave): Replace	Piers	1933	2020				EA	1	$35,000	3	20	18	$35,000	2040	2041	$54,588		$54,588
62	Public Pier (Rhine Wharf): Float only	Piers	2007	0				EA	1	$200,000	16	40	22	$200,000	2045	2047	$344,314		$344,314
70	Marina Park Slips: Replace	Slips Marina	2015	0				EA	23	$35,000	8	40	30	$805,000	2052	2055	$1,688,542		$1,688,542
68	Public Pier (Rhine Wharf): Pier Platform & Gangway (aluminum) only	Piers	2007	0				EA	1	$140,000	16	50	32	$140,000	2055	2057	$308,526		$308,526
75	Public Pier (Central Ave): Float only	Piers	2017	0				EA	1	$200,000	6	40	32	$200,000	2055	2057	$440,751		$440,751
72	Public Pier (Balboa Marina West): Float only	Piers	2025	0				EA	1	$600,000	2	40	39	$600,000	2062	2064	$1,571,745		$1,571,745
26	Public Pier (Central Ave): Pier Platform & Gangway (aluminum) only	Piers	2017	0				EA	1	$140,000	6	50	42	$140,000	2065	2067	$394,939		$394,939
73	Public Pier (Balboa Marina West): Gangway (aluminum)	Piers	2025	0				EA	1	$70,000	0	50	49	$70,000	2072	2074	$234,729		$234,729
	SUBTOTAL													**$45,915,000**			**$55,897,077**	**$0**	**$55,897,077**
DREDGING																			
9	Dredging (Lower Federal Bay Channels): Ongoing Maintenance	Dredging	1935	2012				CY	1,200,000	$19	**	30	1	$22,800,000	2017	2025	$22,800,000	$10,000,000	$12,800,000
25	Bathymetry Survey (Newport Island Channels)	Dredging	0	2021				EA	1	$75,000	**	5	1	$75,000	2026	2026	$76,875		$76,875
43	Dredging (Balboa Yacht Basin)	Dredging	1921	1985				CY	25,600	$70	38	40	3	$1,792,000	2026	2028	$1,929,788		$1,929,788
2	Dredging & Beach Maintenance (Grand Canal)	Dredging	0	2019				CY	1	$1,500,000	**	10	4	$1,500,000	2027	2029	$1,655,719		$1,655,719
48	Dredging (Upper Bay Catch Basins)	Dredging	0	2009				CY	500,000	$30	14	20	9	$15,000,000	2031	2034	$18,732,945	$18,732,945	$0
49	Dredging (Upper Bay Channels)	Dredging	0	2009				CY	250,000	$30	14	21	9	$7,500,000	2031	2034	$9,366,472	$9,366,472	$0
	SUBTOTAL													**$48,667,000**			**$54,561,799**	**$38,099,417**	**$16,462,382**
FERRY & WHARF REPAIR / REPLACE																			
35	Ferry Landing, Bulkhead & Restroom (Agate Ave)	Bulkhead	1930	0				EA	1	$1,500,000	93	80	3	$1,500,000	2026	2028	$1,615,336		$1,615,336

Ref #	Project	Category	YR Built	Last Refurb.	Cost	Remodel	Sq Ft	Units Measurement	Total Units	Today's Unit Cost	Current Age:	Estimated Useful Life	Years to Start	Project Estimate	FY Design Start Year	FY Const Start Year	FV Cost Est @2.5% Growth	External Contributions	Net Proposed Cost
36	Ferry Landing & Bulkhead (Palm St)	Bulkhead	1930	0				EA	1	$1,500,000	93	80	3	$1,500,000	2026	2028	$1,615,336		$1,615,336
	SUBTOTAL													**$3,000,000**			**$3,230,672**	**$0**	**$3,230,672**
WATER QUALITY																			
20	Water Quality: TMDL Compliance (Ongoing)	Water Quality	0	0				EA	1	$200,000	**	Ongoing	1	$200,000	2025	2025	$205,000		$205,000
33	Vessel Sewage Pumpout Replacement (5 units)	Water Quality	1980's	2021				EA	5	$23,000	3	7	3	$115,000	2027	2028	$123,842	$86,250	$37,592
	SUBTOTAL													**$315,000**			**$328,842**	**$86,250**	**$242,592**
BEACH NOURISHMENT - HARBOR & OCEAN																			
51	Bay Beaches: Sand Nourishment (Ongoing)	Sand	0	2024				LS	1	$125,000	**	Ongoing	1	$125,000	2025	2025	$128,125		$128,125
22	Ocean Beach: Sand Nourishment (Ongoing)	Sand	0	0				CY	1,000,000	$15	**	20	3	$15,000,000	2025	2028	$16,153,359	$12,115,020	$4,038,340
44	Surfside/Sunset Ocean Beach: Sand Nourishment (Stage 14)	Sand	1964	2024				LS	1	$300,000	0	7	3	$300,000	2025	2028	$323,067		$323,067
	SUBTOTAL													**$15,425,000**			**$16,604,552**	**$12,115,020**	**$4,489,532**
MISCELLANEOUS																			
79	Mooring Field Optimization (C-Field pilot)	Moorings	1940's	0				LS	1	$450,000	**	**	1	$450,000	2024	2026	$461,250		$461,250
	SUBTOTAL													**$450,000**			**$461,250**	**$0**	**$461,250**
	GRAND TOTAL													**$364,040,075**			**$516,162,684**	**$50,300,686**	**$465,861,997**
	Note: Grand total is inclusive of Mooring Field Optimization (C-Field Pilot) which is expended directly out of the Harbor Operating Budget.																		

COMPLETED																			
38	Balboa Island Bulkhead (South & North): Extend Cap	Bulkhead	1930	0				LF	7,000	$100	95	20		$0	2015	2018	$0		$0
40	Balboa Island Bulkhead (West): Extend Cap	Bulkhead	1930	0				LF	1,300	$100	95	20		$0	2015	2018	$0		$0
50	Edgewater Bulkhead: Extend Cap	Bulkhead	2017					LF	145	$303	8	20		$0	2017	2017	$0		$0
1	Arches Drain: Dry Weather Diversion	Drain	2017	0				LS	1	$860,000	8	80		$0	2017	2019	$0	$839,500	$0
3	Oil Collection Center (BYB)	Water Quality	0	0				LS	1	$100,000	**	15		$0	2018	2020	$0		$0
5	Public Swim Float (10th St)	Piers	0	0				EA	1	$30,000	**	20		$0	2018	2020	$0		$0
6	Public Swim Float (Ruby Ave)	Piers	0					EA	1	$30,000	**	20		$0	2018	2020	$0		$0
7	Oil Collection Center (Corp Yard)	Water Quality	0	0				EA	1	$20,000	0	0		$0	2018	2021	$0		$0
	Water Wheel	Water Quality	2024	0				EA	1	$5,500,000									
8	Bulkhead (American Legion): Repair	Bulkhead	1957	0				LS	1	$1,200,000	66	40		$0	2019	2023	$0		$0
29	Public Pier (29th St): Pier, Gangway & Float	Piers	0	0				EA	1	$250,000	**	20		$0	2022	2024	$0		$0
	TOTAL									**$7,990,503.00**				**$0**			**$0**	**$0**	**$0**

POTENTIAL PROJECTS																			
A	Mooring Helical Anchor Upgrade (Onshore and Offshore)		1940's					EA	1,500	$7,500			Incremental (TBD	$11,250,000	2025	TBD			
B	Multiple Vessel Mooring System (City Moorings)	Moorings						EA	6	$45,000	**	20		$270,000	2024	TBD	$270,000		$270,000
C	Public Pier (Promontory Bay)	Piers	0					LS	1	$600,000				$600,000	2025	TBD			
D	Moorings: CDM Ocean Beach	Moorings																	
E	Lower Castaways: Aquatic Center		0	0						$47,000,000									
	TOTAL									**$47,652,500**				**$12,120,000**			**$270,000**	**$0**	**$270,000**

** denotes “unknown”.

HARBOR & BEACHES MASTER PLAN SOURCES AND USES PROFORMA

	9	10	11	12	13	14
	2025	**2026**	**2027**	**2028**	**2029**	**2030**
AFFORDABILITY ASSUMPTIONS						
Tidelands Capital Fund Revenues	6,661,500	6,761,423	6,862,844	6,965,787	7,070,274	7,176,328
Growth Assumption	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Debt Service as % of Revenues	18.76%	18.49%	18.21%	13.30%	7.07%	6.97%
Harbor Capital Balance as % of Debt Service	3937.07%	4024.05%	4646.71%	6132.92%	6022.86%	3631.93%
HARBOR CAPITAL SOURCES	Budgeted					
Beginning Harbor Capital Balance	48,391,932	49,213,356	50,300,629	58,083,821	56,831,285	30,114,286
Sources						
Increment Revenue Projections	5,954,462	6,273,397	6,365,274	6,423,865	6,495,698	6,741,600
Interest Earnings	707,038	488,026	497,570	541,922	574,576	434,728
General Fund Contributions						
Periodic GF or One-time Transfers						
Grants	-	-	-	8,625	47,438	30,188
Total Sources (does not include grants):	**12,494,375**	**12,740,120**	**12,991,009**	**13,247,155**	**13,508,676**	**13,775,691**
Uses						
Debt Service	(1,250,000)	(1,250,000)	(1,250,000)	(926,659)	(500,000)	(500,000)
Other Fiscal Charges	-	-	-	-	-	-
Project Uses	(10,422,952)	(10,402,847)	(3,957,817)	(13,573,032)	(39,725,675)	(25,230,347)
Transfers Out	-	-	-	-	-	-
Less: Cash Proj Funding						
Total Uses:	**(11,672,952)**	**(11,652,847)**	**(5,207,817)**	**(14,499,691)**	**(40,225,675)**	**(25,730,347)**
Projected Harbor Capital Balance	**49,213,356**	**50,300,629**	**58,083,821**	**56,831,285**	**30,114,286**	**18,159,629**