

ATTACHMENT A
Facilities Financial Plan

Active Projects																
Current Age From: 2026																
Ref	New / Replacement	Function	Project	Yr Built / Refurb	OG yr Built	Repl Sq Ft	Est \$/Sq Ft	2026	Useful Life	Years to Start	Project Estimate	FY Design Year	FY Const Start Year	FV Cost Est @ 2.5% Growth	Private Contributions	Net Proposed Cost
5	R	Municipal Operations	Corporation Yard (Bldg B & Warehouse) - Phase 2	TBD					40	8	7,000,000	2032	2034	8,528,820		8,528,820
4	R	Gen Gov	15th Street Beach Restroom	1961	1961	1,100	1,200	65	60	1	2,040,000	2024	2027	1,353,000		1,353,000
6	R	Fire/Library	FS 1 - Peninsula/Balboa Library	TBD	2028	10,877	1,400	-2	60	62	14,495,800	2085	2027	67,007,257	850,000	66,157,257
7	R	Rec Facility	Bonita Creek - Artificial Turf Replacement	2015	2015	1,700,000	12	11	10	1	2,040,000	2026	2027	2,091,000		2,091,000
37	N	Gen Gov	PCH Ped Bridge at Superior	TBD	TBD					3	27,000,000	2027	2029	29,076,047	21,807,035	7,269,012
38	R	Rec Facility	Grant Howald - Artificial Turf Replacement	2021	2021	66,000	12	5	10	5	792,000	2030	2031	896,075		896,075
8a	R	Police	Police Station	1973	1973	75,000	1,827	53	60	3	137,000,000	2026	2029	147,534,016		147,534,016
8b	N	Police	Police Parking Structure (275 Stalls)	TBD	TBD	275	90,909			3	25,000,000	2026	2029	26,922,266		26,922,266
9	R	Rec Facility	Newport Theatre Arts Center	1973	1973	7,950	900	53	60	7	7,155,000	2030	2033	8,505,047	4,252,523	4,252,523
11	R	Rec Facility	Lawn Bowling Facility (San Joaquin Hills Park)	1974	1974	2,750	800	52	60	8	2,200,000	2031	2034	2,680,486		2,680,486
3	R	Rec Facility	Arroyo Park Synthetic Turf Field	2024	2024	102,500	12	2	10	8	1,230,000	2032	2034	1,498,636		1,498,636
12	R	Fire	FS 3 - Santa Barbara	1971	1971	13,500	1,400	55	60	5	18,900,000	2029	2031	21,383,615		21,383,615
13	R	Fire	Lifeguard HQ Replacement	1988	1965	3,000	1,400	38	50	12	4,200,000	2035	2038	5,648,533		5,648,533
15	R	Rec Facility	Community Youth Center (CYC) - Grant Howald	2008	1988	5,658	850	18	30	12	4,809,300	2035	2038	6,467,974		6,467,974
10	R	Fire	FS 6 - Mariners (living area rebuild)	2009	1957	3,000	1,400	17	30	13	4,200,000	2036	2039	5,789,746		5,789,746
14	R	Rec Facility	Carroll Beek Center	2010	1980	1,500	900	16	30	14	1,350,000	2037	2040	1,907,515		1,907,515
17	R	Rec Facility	Cliff Drive Community Room	2022	1960	761	900	4	30	26	684,900	2051	2052	1,301,510		1,301,510
18	R	Fire	FS 4 - Balboa Island	1994	1994	4,600	1,400	32	60	28	6,440,000	2051	2054	12,857,428		12,857,428
16	R	Rec Facility	Bonita Creek Community Ctr.	2024	1988	2,876	850	2	30	28	2,444,600	2051	2054	4,880,632		4,880,632
19	R	Fire	FS 8 - Npt. Coast	2002	1995	7,000	1,400	24	60	29	9,800,000	2052	2055	20,054,792		20,054,792
20	R	Library	Library-Central	2013	1997	65,000	850	13	60	31	55,250,000	2054	2057	118,787,874		118,787,874
2	R	Rec Facility	Newport Coast Pickleball Court	2024	2024	28,700	45	2	40	38	1,291,500	2062	2064	3,300,664		3,300,664
21	R	Library	Library-Mariners	2006	2006	15,300	850	20	60	40	11,478,750	2063	2066	30,821,177		30,821,177
22	R	Fire	FS 7 - SAH	2007	2007	11,000	1,400	19	60	41	15,400,000	2064	2067	42,383,733		42,383,733
23	R	Rec Facility	Newport Coast Community Ctr.	2007	2007	16,900	850	19	60	41	14,365,000	2064	2067	39,535,216		39,535,216
39	R	Rec Facility	CDM Concessions/LGHQ	2007	2007	2,338	850	19	60	41	1,987,300	2064	2067	5,469,428		5,469,428
24	R	Rec Facility	Girls & Boys Club (East Bluff Park)	2019	1971	11,800	850	7	50	43	10,030,000	2066	2069	29,001,946		29,001,946
25	R	Rec Facility	OASIS Senior Ctr.	2010	2010	43,200	850	16	60	44	36,720,000	2067	2070	108,831,033		108,831,033
26	R	Gen Gov	Civic Center	2013	2013	123,000	850	13	60	47	104,550,000	2070	2073	333,691,935		333,691,935
27	R	Gen Gov	Council Chambers	2013	2013	5,600	850	13	60	47	4,760,000	2070	2073	15,192,478		15,192,478
28	R	Rec Facility	Marina Park	2015	2015	24,390	850	11	60	51	20,731,500	2074	2077	73,037,830		73,037,830
29	R	Fire	FS 6 - Mariners (apparatus bay only)	2018	1957	1,436	1,400	8	60	52	2,010,400	2075	2078	7,259,780		7,259,780
30	R	Fire/Library	FS 5 and CDM Library	2019	2019	10,300	1,400	7	60	53	14,420,000	2076	2079	53,374,046		53,374,046
31	R	Police	Animal Shelter	2022	1955	2,320	850	4	30	26	1,972,000	2049	2052	3,747,377		3,747,377
32	R	Fire	FS 2 - Fire Station No 2	2022	1952	11,600	1,400	4	60	56	16,240,000	2080	2082	64,732,516		64,732,516
33	R	Fire	Newport Jr. Guard Building	2024	2024	5,400	850	2	60	58	4,590,000	2081	2084	19,221,925		19,221,925
1	R	Library	Library Lecture Hall	2025	2025	9,814	2,500	1	60	59	24,535,000	2082	2085	105,315,943		105,315,943
34	R	Gen Gov	Civic Center Parking Structure (450 Stalls)	2013	2013	450	22,000	13	75	62	9,900,000	2085	2088	45,763,038		45,763,038
41	N	Rec Facility	City Aquatic Center	TBD	TBD					1	40,000,000	TBD	TBD	41,000,000		41,000,000
															Total	1,489,942,776

Unfunded/Unapproved Potential Projects																
A	Municipal Operations	Utilities Yard/Admin Bldg		1970	1970	4,500	850	56	60	4	3,825,000	2028	2030	4,222,084		4,222,084
B	Municipal Operations	Corporation Yard/Admin Bldg		1984	1984	3,400	850	42	60	18	2,890,000	2041	2044	4,507,414		4,507,414
C	Rec Facility	West Newport Community Center		TBD	TBD	11,000	1,500	-			16,500,000			16,500,000		16,500,000
40	Rec Facility	Lower Castaways Park								2	26,500,000	2026	2028	27,841,563		27,841,563
															Total	53,071,061

TOTAL ACTIVE PROJECTS - 3/14/25	1,399,339,890
NET INCREASE IN ACTIVE PROJECTS	90,602,886
TOTAL ACTIVE PROJECTS - 4/16/26	1,489,942,776