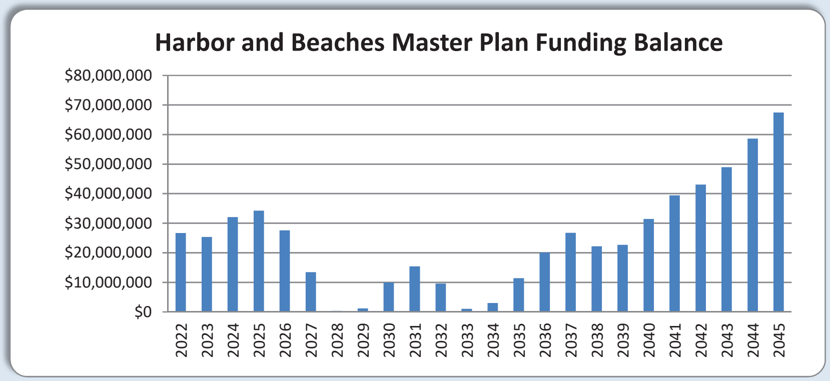
HARBOR & BEACHES MASTER PLAN DASHBOARD

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

Updated: 12/02/2021



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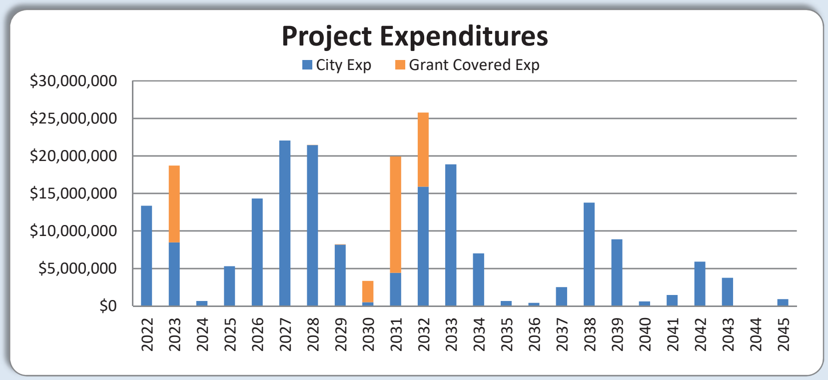

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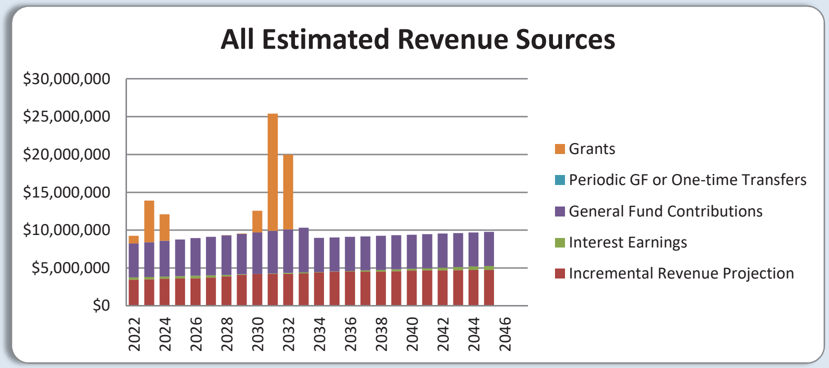

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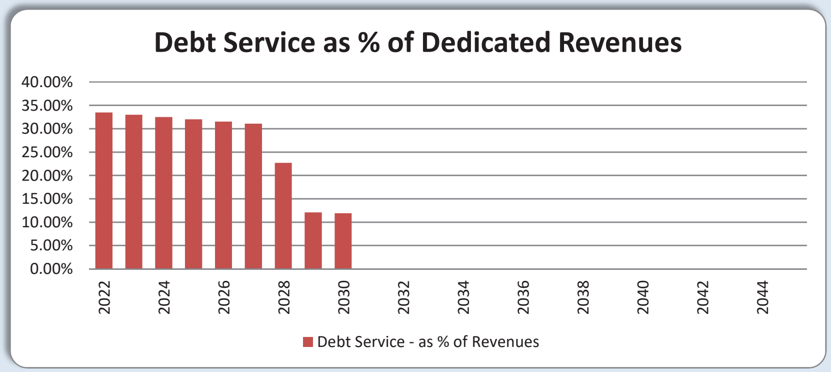

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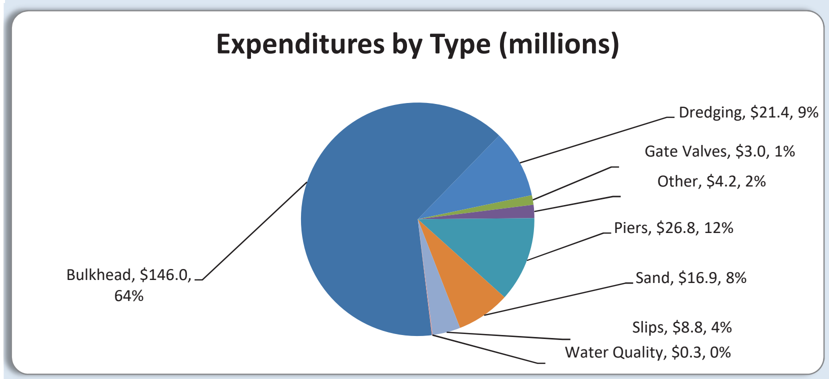

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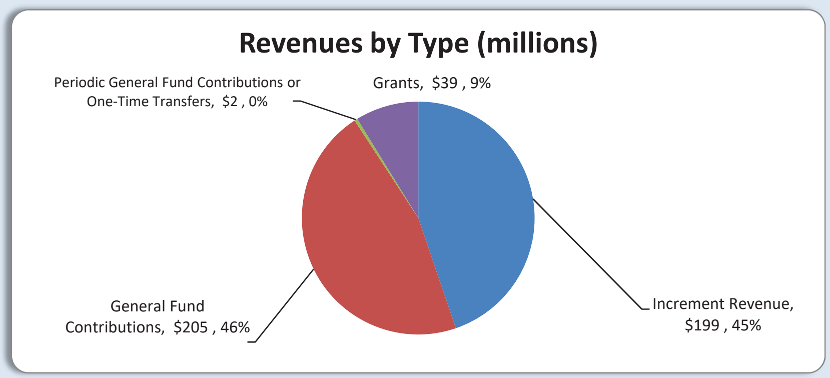

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HARBOR & BEACHES MASTER PLAN PROJECTS

Last Updated: **11/30/2021** 2021

Ref #	Project	Category	Units Measurement	Total Units	Today's Unit Cost	Current Age:	Useful Life	Project Estimate	FY Design Start Year	FY Const Start Year	FV Cost Est @2.5% Growth	External Contributions	Net Proposed Cost
UTILITIES													
19	Tide Gate Valves (Balboa Island): Replace (34 total)	Gate Valves	EA	15	$50,000	**	25	$750,000	2022	2025	$827,860		$827,860
32	Tide Gate Valves (Peninsula): Replace	Gate Valves	EA	39	$50,000	**	25	$1,950,000	2022	2026	$2,206,246		$2,206,246
	SUBTOTAL							**$2,700,000**			**$3,034,106**	**$0**	**$3,034,106**
BULKHEAD/STRUCTURES													
8	Bulkhead (American Legion): Repair	Bulkhead	LF	1	$1,700,000	64	40	$1,700,000	2019	2021	$1,742,500		$1,742,500
39	Lower Castaways: Bulkhead Only	Bulkhead	LF	265	$3,800	**	80	$1,007,000	2024	2026	$1,139,328		$1,139,328
41	Balboa Island, N, S, E & GC: Boardwalk & Perimeter Drainage System only (Little Island not include ~42k SF)	Other	SF	92,000	$25	**	80	$2,300,000	2024	2026	$2,602,239		$2,602,239
45	Balboa Island, N, S, E & GC: Replace Seawall SBF	Bulkhead	LF	4,386	$3,800	91	81	$16,667,666	2026	2031	$21,336,022		$21,336,022
46	Balboa Island, N, S, E & GC: Replace Seawall GC and EBF	Bulkhead	LF	4,386	$3,800	91	80	$16,667,666	2026	2026	$18,857,935		$18,857,935
47	Balboa Island, N, S, E & GC: Replace Seawall NBF	Bulkhead	LF	4,386	$3,800	91	82	$16,667,666	2026	2037	$24,743,244		$24,743,244
61	Bulkhead (American Legion): Replace	Bulkhead	LF	336	$3,800	64	80	$1,276,800	2051	2070	$4,281,464		$4,281,464
65	Bulkhead (West Newport): Replace	Bulkhead	LF	1,722	$3,800	**	80	$6,543,600	2038	2041	$10,722,451		$10,722,451
66	Bulkhead (Corona Del Mar): Replace	Bulkhead	LF	175	$3,800	**	80	$665,000	2042	2045	$1,202,803		$1,202,803
67	Bulkhead (Promontory Bay): Replace	Bulkhead	LF	1,158	$3,800	56	80	$4,400,400	2042	2045	$7,959,118		$7,959,118
69	Bulkhead (Rhine Wharf): Replace	Bulkhead	LF	343	$3,800	61	80	$1,303,400	2046	2049	$2,602,232		$2,602,232
71	Bulkhead (Street Ends - Peninsula): Replace	Bulkhead	LF	2,217	$3,800	**	80	$8,424,600	2053	2056	$19,993,304		$19,993,304
27	Bulkhead (Balboa Yacht Basin): Replace	Bulkhead	LF	1,370	$3,800	36	80	$5,206,000	2063	2065	$15,429,585		$15,429,585
37	Bulkhead (Marina Park): Replace	Bulkhead	LF	857	$3,800	6	80	$3,256,600	2093	2095	$20,245,591		$20,245,591
	SUBTOTAL							**$86,086,399**			**$152,857,815**	**$0**	**$152,857,815**
PUBLIC PIERS - REPAIR / REPLACE													
11	Public Pier (15th St): Float only	Piers	EA	1	$50,000	**	20	$50,000	2021	2022	$51,250		$51,250
12	Public Pier (19th St): Gangway & Float	Piers	EA	1	$75,000	**	20	$75,000	2021	2022	$76,875		$76,875
13	Public Pier (Coral Ave): Gangway & Float	Piers	EA	1	$75,000	36	20	$75,000	2021	2022	$76,875		$76,875
14	Public Pier (Fernando St): Gangway & Float	Piers	EA	1	$75,000	**	20	$75,000	2021	2022	$76,875		$76,875
15	Public Pier (M St): Gangway & Float	Piers	EA	1	$100,000	**	20	$100,000	2021	2022	$102,500		$102,500
16	Public Pier (Opal Ave): Gangway & Float	Piers	EA	1	$75,000	**	20	$75,000	2021	2022	$76,875		$76,875
17	Public Pier (Park Ave): Gangway & Float	Piers	EA	1	$75,000	**	20	$75,000	2021	2022	$76,875		$76,875
18	Public Pier (Washington St): Gangway & Float	Piers	EA	1	$75,000	**	20	$75,000	2021	2022	$76,875		$76,875
21	Balboa Yacht Basin Major Dock Maintenance	Slips	EA	1	150,000	36	40	$150,000	2021	2022	$153,750		$153,750
28	Ocean Piers Maintenance (Balboa and Newport)	Piers	EA	1	500,000	**	0	$500,000	2021	2022	$512,500		$512,500
29	Public Pier (29th St): Gangway & Float	Piers	EA	1	$100,000	**	20	$100,000	2021	2022	$102,500		$102,500
30	Public Pier (Emerald Ave): Gangway & Float	Piers	EA	1	$75,000	35	20	$75,000	2021	2022	$76,875		$76,875
31	Public Pier (Sapphire Ave): Gangway & Float	Piers	EA	1	$75,000	**	20	$75,000	2021	2022	$76,875		$76,875
42	Balboa Yacht Basin Marina (Slips): Replace	Slips	Slips	172	$35,000	36	40	$6,020,000	2022	2024	$6,482,882		$6,482,882
52	Public Pier (15th St): Pier & Gangway	Piers	EA	1	$115,000	**	20	$115,000	2031	2034	$158,529		$158,529
53	Public Pier (Coral Ave): Pier only	Piers	EA	1	$75,000	36	20	$75,000	2031	2034	$103,388		$103,388
54	Public Pier (Emerald Ave): Pier only	Piers	EA	1	$75,000	35	20	$75,000	2031	2034	$103,388		$103,388
55	Public Pier (Fernando St): Pier only	Piers	EA	1	$75,000	**	20	$75,000	2031	2034	$103,388		$103,388
56	Public Pier (M St): Pier only	Piers	EA	1	$100,000	36	20	$100,000	2031	2034	$137,851		$137,851
57	Public Pier (Opal Ave): Pier only	Piers	EA	1	$115,000	**	20	$115,000	2031	2034	$158,529		$158,529
58	Public Pier (Park Ave): Pier only	Piers	EA	1	$115,000	**	20	$115,000	2031	2034	$158,529		$158,529
59	Public Pier (Sapphire Ave): Pier only	Piers	EA	1	$115,000	**	20	$115,000	2031	2034	$158,529		$158,529
60	Public Pier (Washington St): Pier only	Piers	EA	1	$75,000	**	20	$75,000	2031	2034	$103,388		$103,388
62	Public Pier (Rhine Channel): Float only	Piers	EA	1	$175,000	14	30	$175,000	2034	2037	$259,788		$259,788
64	Public Pier (Grand Canal, Balboa Ave): Pier Platform	Piers	EA	1	$15,000	4	20	$15,000	2037	2038	$22,824		$22,824
68	Public Pier (Rhine Channel): Gangway only	Piers	EA	1	$60,000	**	40	$60,000	2044	2047	$114,018		$114,018
70	Marina Park Slips: Replace	Slips	EA	23	$40,000	6	40	$920,000	2052	2055	$2,130,096		$2,130,096
72	Public Pier (Balboa Marina West): Float only	Piers	EA	1	$200,000	0	40	$200,000	2059	2062	$550,438		$550,438
73	Public Pier (Balboa Marina West): Gangway	Piers	EA	1	$50,000	0	40	$50,000	2059	2062	$137,610		$137,610
26	Public Pier (Central Ave): Gangway and Float	Piers	EA	1	$250,000	4	40	$250,000	2055	2057	$608,134		$608,134
10	Ocean Pier: Newport	Piers	EA	1	$20,000,000	81	85	$20,000,000	2025	2027	$23,193,868		$23,193,868
23	Ocean Pier: Balboa	Piers	EA	1	$15,000,000	81	85	$15,000,000	2030	2032	$19,681,300		$19,681,300
	SUBTOTAL							**$45,050,000**			**$55,903,977**	**$0**	**$55,903,977**
DREDGING													
2	Grand Canal Dredging	Dredging	CY	1	$1,500,000	**	20	$1,500,000	2037	2039	$2,339,488		$2,339,488
9	Dredging: Lower Bay (Channels - Ongoing Maintenance)	Dredging	CY	1,200,000	$19	**	30	$22,800,000	2019	2022	$23,370,000	$10,000,000	$13,370,000

Ref #	Project	Category	Units Measurement	Total Units	Today's Unit Cost	Current Age:	Useful Life	Project Estimate	FY Design Start Year	FY Const Start Year	FV Cost Est @2.5% Growth	External Contributions	Net Proposed Cost
25	Dredging: Newport Island Area (Channels) - TBD	Dredging	CY	20,000	$150	**	50	$3,000,000	2028	2030	$3,746,589		$3,746,589
43	Dredging (Balboa Yacht Basin):	Dredging	CY	25,600	$70	36	40	$1,792,000	2022	2024	$1,929,788		$1,929,788
48	Dredging: Upper Bay Catch Basins	Dredging	CY	500,000	$30	12	21	$15,000,000	2027	2030	$18,732,945	$18,732,945	$0
49	Dredging: Upper Bay Channels	Dredging	CY	250,000	$30	12	21	$7,500,000	2027	2030	$9,366,472	$9,366,472	$0
	SUBTOTAL							**$51,592,000**			**$59,485,282**	**$38,099,417**	**$21,385,865**
FERRY & WHARF REPAIR / REPLACE													
35	Ferry Landing - Agate Avenue	Bulkhead	EA	1	$0	91	60	$0	2023	2025	$0		$0
36	Ferry Landing - Palm Street	Bulkhead	EA	1	$0	91	60	$0	2023	2025	$0		$0
	SUBTOTAL							**$0**			**$0**	**$0**	**$0**
WATER QUALITY													
20	Water Quality: TMDL Compliance:	Water Quality	LS	1	$200,000	**	Ongoing	$200,000	2022	2028	$237,737		$237,737
33	Vessel Sewage Pumpouts Replacements	Water Quality	EA	5	$21,255	**	7	$106,275	2027	2028	$126,328	$102,031	$24,297
	SUBTOTAL							**$306,275**			**$364,065**	**$102,031**	**$262,034**
BEACH NOURISHMENT - HARBOR & OCEAN													
22	Central Peninsula Sand Nourishment (Ocean Beach)	Sand	CY	1,000,000	$15	0	20	$15,000,000	2022	2025	$16,557,193		$16,557,193
44	Surfside/Sunset Beach Sand Nourishment Stage 14	Sand	LS	1	$300,000	4	7	$300,000	2027	2029	$365,521		$365,521
51	Public Bay Beaches: Sand Nourishment (25k yards)	Other	CY	25,000	$50	5	25	$1,250,000	2028	2031	$1,600,106		$1,600,106
	SUBTOTAL							**$16,550,000**			**$18,522,820**	**$0**	**$18,522,820**
MISCELLANEOUS													
4	Navigation Markers: Convert Federal Stationary Markers to Floats	Other	LS	1	$60,000	**	0	$60,000	2030	2030	$74,932	$74,932	($0)
	SUBTOTAL							**$60,000**			**$74,932**	**$74,932**	**($0)**
	GRAND TOTAL							**$202,344,674**			**$290,242,996**	**$38,276,380**	**$251,966,616**

POTENTIAL PROJECTS													
	Onshore Mooring Enhancements	Moorings						$0					
	Multiple Vessel Mooring System (MVMS)	Moorings						$0					
	Mooring Field Enhancements	Moorings	EA	1	$0	0	0	$0	2022	2025	$0		$0
	TOTAL				**$0**			**$0**			**$0**	**$0**	**$0**

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HARBOR & BEACHES MASTER PLAN SOURCES AND USES PROFORMA

	2022	2023	2024	2025	2026	2027	2028	2029	2030
AFFORDABILITY ASSUMPTIONS									
Tidelands Capital Fund Revenues	3,736,094	3,792,136	3,849,018	3,906,753	3,965,354	4,024,835	4,085,207	4,146,485	4,208,682
Growth Assumption	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Debt Service as % of Revenues	33.46%	32.96%	32.48%	32.00%	31.52%	31.06%	22.68%	12.06%	11.88%
Harbor Capital Balance as % of Debt Service	2130.44%	2026.38%	2560.66%	2736.56%	2206.25%	1071.76%	35.94%	235.76%	1976.97%
HARBOR CAPITAL SOURCES	BUDGETED								
Beginning Harbor Capital Balance	33,004,996	26,630,505	25,329,746	32,008,288	34,206,958	27,578,108	13,396,963	333,062	1,178,817
Sources									
Increment Revenue Projections	3,435,842	3,493,958	3,589,216	3,620,063	3,634,278	3,715,909	3,880,332	4,077,835	4,201,123
Interest Earnings	300,253	298,178	259,801	286,690	331,076	308,925	204,875	68,650	7,559
General Fund Contributions	4,500,000	4,612,500	4,727,813	4,846,008	4,967,158	5,091,337	5,218,620	5,349,086	5,482,813
Periodic GF or One-time Transfers									
Grants	1,000,000	5,500,000	3,500,000	-	-	-	10,203	56,117	2,853,146
Total Sources (does not include grants):	**8,236,094**	**8,404,636**	**8,576,830**	**8,752,761**	**8,932,512**	**9,116,171**	**9,303,827**	**9,495,571**	**9,691,495**
Uses									
Debt Service	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(1,250,000)	(926,659)	(500,000)	(500,000)
Other Fiscal Charges	-	-	-	-	-	-	-	-	-
Project Uses	(13,360,585)	(8,455,396)	(648,288)	(5,304,090)	(14,311,362)	(22,047,317)	(21,441,069)	(8,149,817)	(485,460)
Transfers Out	-	-	-	-	-	-	-	-	-
Less: Cash Proj Funding									
Total Uses:	**(14,610,585)**	**(9,705,396)**	**(1,898,288)**	**(6,554,090)**	**(15,561,362)**	**(23,297,317)**	**(22,367,728)**	**(8,649,817)**	**(985,460)**
Projected Harbor Capital Balance	**26,630,505**	**25,329,746**	**32,008,288**	**34,206,958**	**27,578,108**	**13,396,963**	**333,062**	**1,178,817**	**9,884,852**