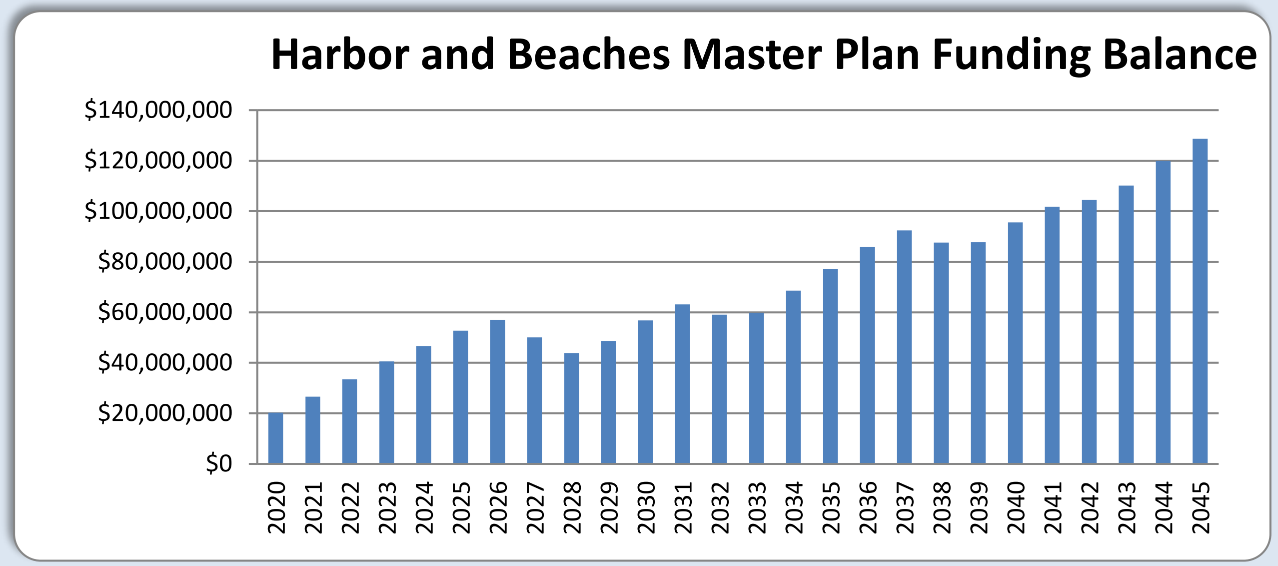
ATTACHMENT A

HARBOR AND BEACHES MASTER PLAN

HARBOR & BEACHES MASTER PLAN DASHBOARD

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

Updated: 3/2/2020



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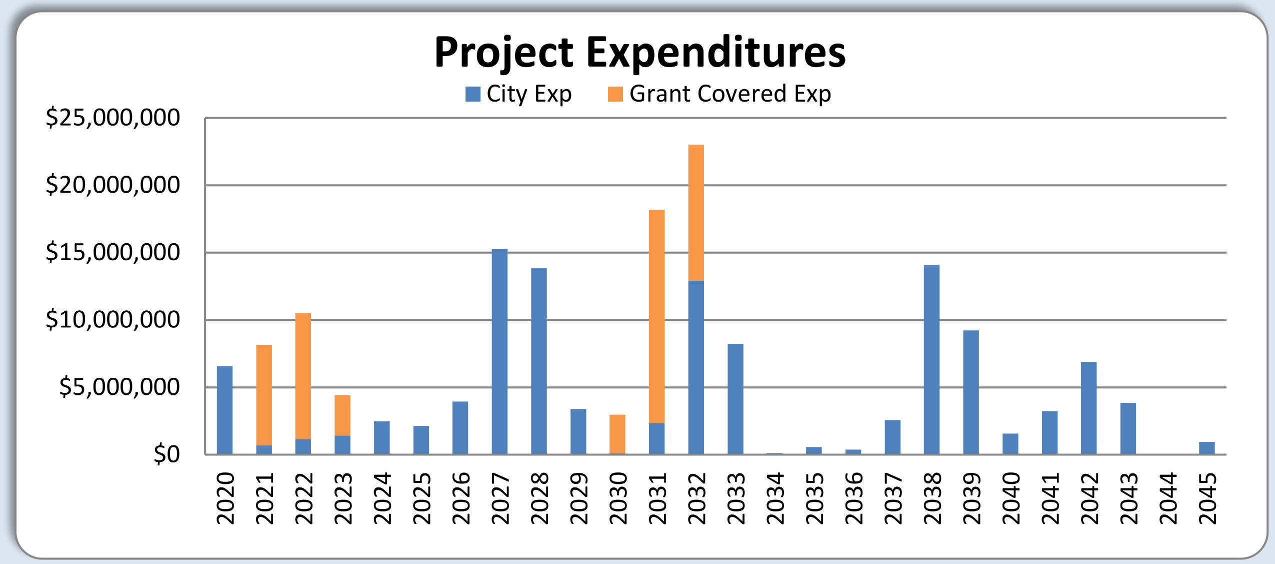

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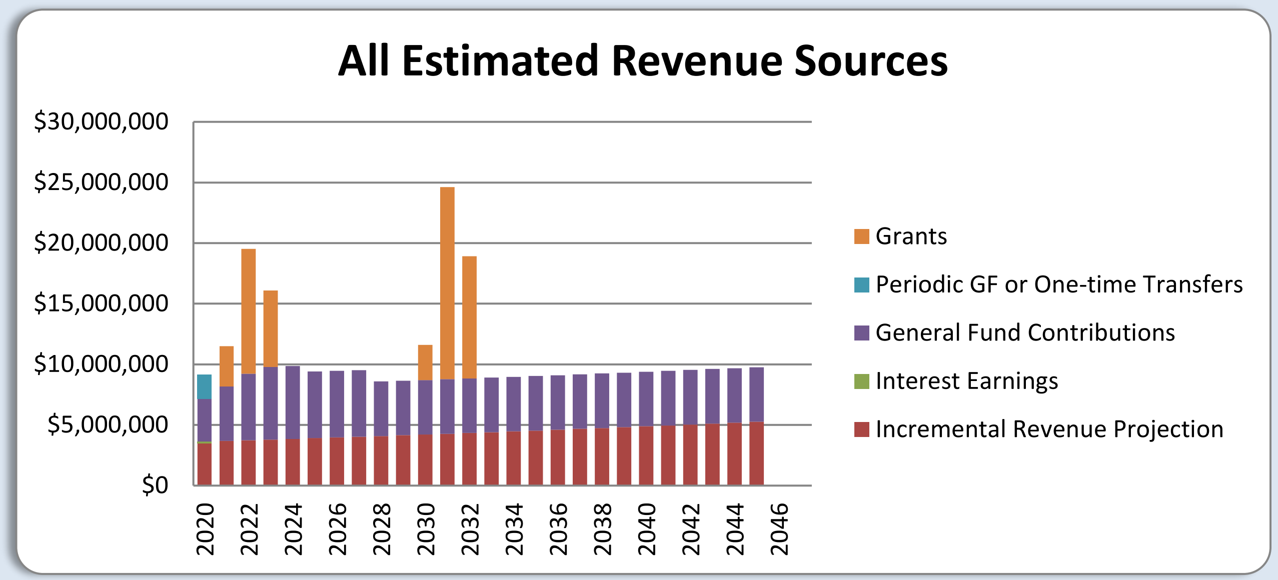

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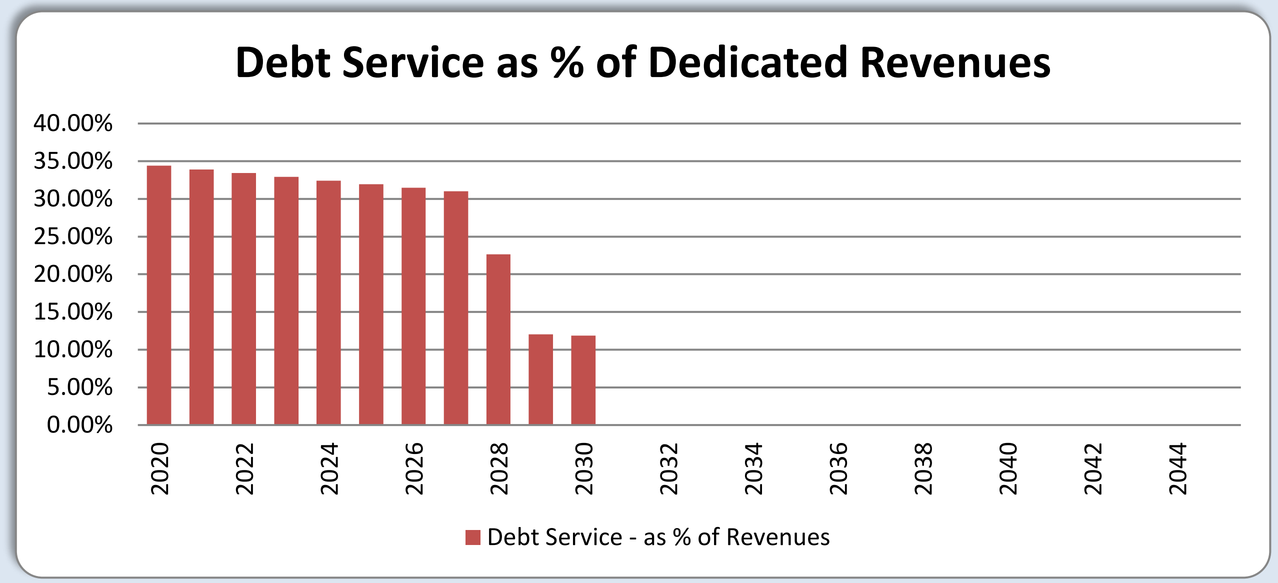

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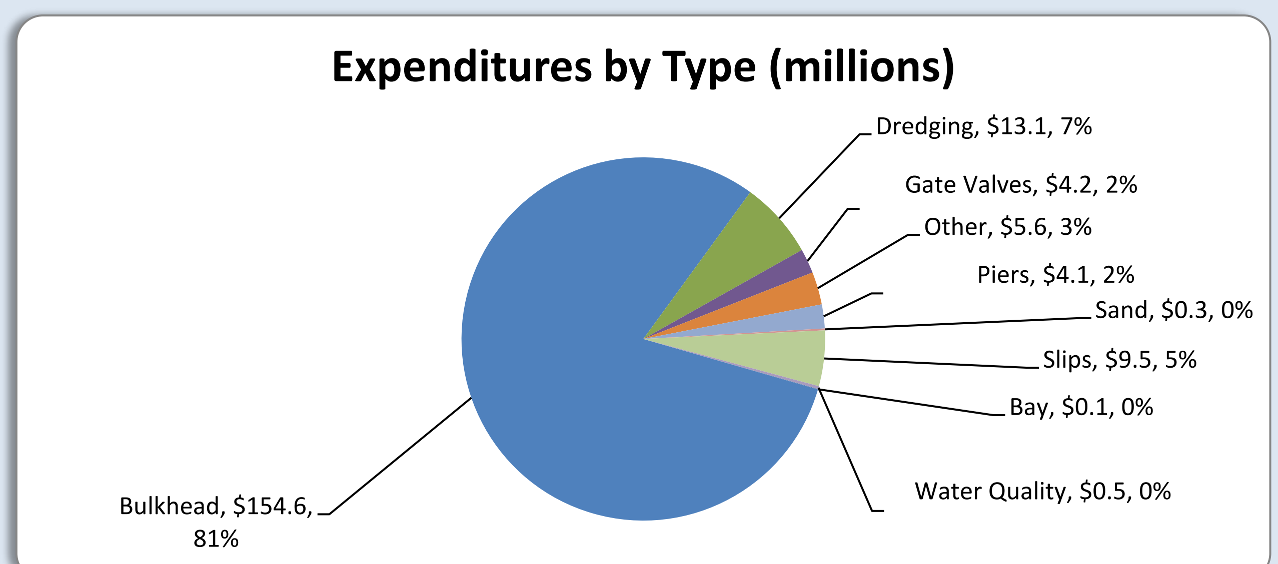

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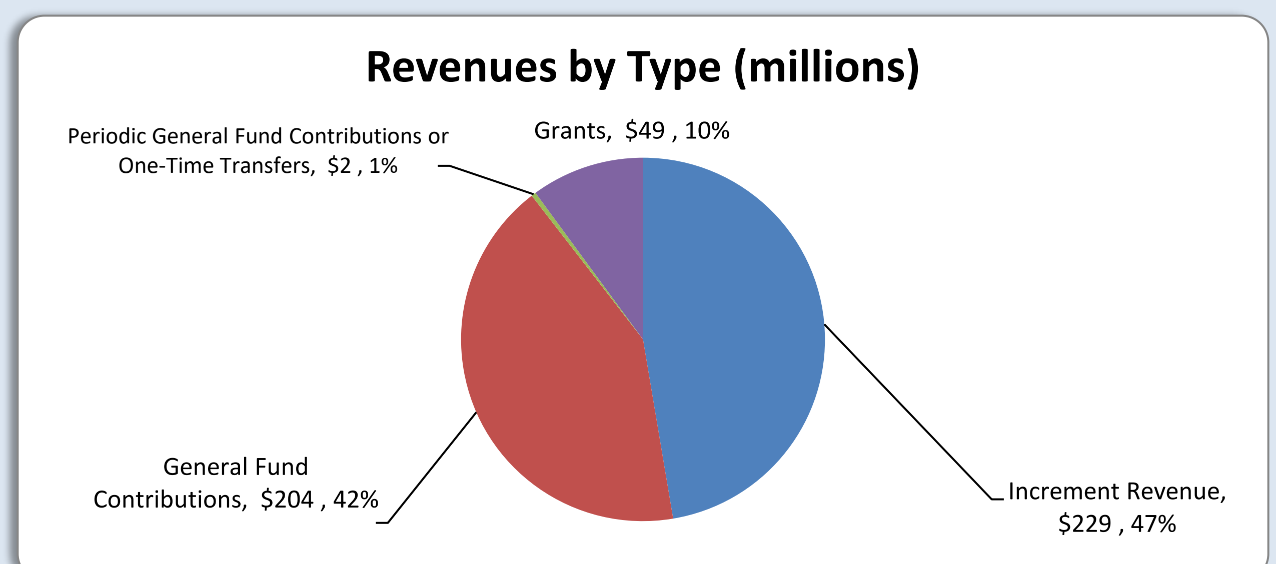

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HARBOR & BEACHES MASTER PLAN PROJECTS

Last Updated: **3/2/2020**

Ref #	ProjGL	Project	Category	YR Built	Last Refurb.	Units Measurement	Total Units	Today's Unit Cost	Current Age:	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
1		Arches Drain: Dry Weather Diversion	Drain	2017	0	LS	1	$860,000	3	80	1	$860,000	2017	2019	$881,500	$820,000	$61,500
2	16H12	Grand Canal Dredging	Dredging	0	2019	CY	1	$1,500,000	**	20	19	$1,500,000	2037	2039	$2,397,975		$2,397,975
3	18H12	Bilge Pumpout Dock/Oil Collection Center	Water Quality	0	0	LS	2	$100,000	**	15	1	$200,000	2018	2020	$205,000		$205,000
4		Navigation Markers: Convert Federal Stationary Markers to Floats	Other	0	0	LS	1	$60,000	**	0	1	$60,000	2018	2020	$61,500	$61,500	$0
5	19H11	Public Swim Float (10th St)	Other	0	0	EA	1	$30,000	**	20	1	$30,000	2018	2020	$30,750		$30,750
6	19H11	Public Swim Float (Ruby Ave. N Bay Font)	Other	0		EA	1	$30,000	**	20	1	$30,000	2018	2020	$30,750		$30,750
7	18H12	Bilge Pumpout Dock/Oil Collection Center	Water Quality	0	0	EA	1	20,000	0		1	$20,000	2018	2020	$20,500		$20,500
8	16H11	Bulkhead (American Legion): Repair	Bulkhead	1957	0	LF	1	$1,500,000	63	40	1	$1,500,000	2019	2021	$1,537,500		$1,537,500
9	18H07	Dredging: Lower Bay (Channels - Ongoing Maintenance)	Dredging	0	0	CY	1,200,000	$19	**	30	1	$22,800,000	2019	2021	$23,370,000	$18,000,000	$5,370,000
10		Entrance Jetty: Maintenance (Federal)	Other	1936	0	LF	700	$1,300	84	50	1	$910,000	2019	2020	$932,750	$932,750	$0
11	19H02	Public Pier (15th St): Float only	Piers	0	0	EA	1	$50,000	**	20	1	$50,000	2020	2021	$51,250		$51,250
12	19H02	Public Pier (19th St): Gangway & Float	Piers	0	0	EA	1	$75,000	**	20	1	$75,000	2020	2021	$76,875		$76,875
13	19H02	Public Pier (Coral Ave): Gangway & Float	Piers	1985	1985	EA	1	$75,000	35	20	1	$75,000	2020	2021	$76,875		$76,875
14	19H02	Public Pier (Fernando St): Gangway & Float	Piers	0	0	EA	1	$75,000	**	20	2	$75,000	2020	2022	$78,797		$78,797
15	19H02	Public Pier (M St): Gangway & Float	Piers	0	0	EA	1	$100,000	**	20	1	$100,000	2020	2021	$102,500		$102,500
16	19H02	Public Pier (Opal Ave): Gangway & Float	Piers	0	0	EA	1	$75,000	**	20	1	$75,000	2020	2021	$76,875		$76,875
17	19H02	Public Pier (Park Ave): Gangway & Float	Piers	0	0	EA	1	$75,000	**	20	1	$75,000	2020	2021	$76,875		$76,875
18	19H02	Public Pier (Washington St): Gangway & Float	Piers	0	0	EA	1	$75,000	**	20	1	$75,000	2020	2021	$76,875		$76,875
19		Tide Gate Valves (Balboa Island): Replace	Gate Valves	0	0	EA	34	$50,000	**	25	5	$1,700,000	2020	2025	$1,923,394		$1,923,394
20		Water Quality: TMDL Compliance:	Water Quality	0	0	LS	1	$200,000	**	Ongoing	8	$200,000	2019	2028	$243,681		$243,681
21	20H12	Balboa Yacht Basin Major Dock Maintenance	Slips	1985	0	EA	1	150,000	35	40	1	$150,000	2020	2021	$153,750		$153,750
22		Central Peninsula Sand Nourishment (Ocean Beach)	Sand	2017		CY	1,000,000		3	20	10	$0	2020	2030	$0		$0
23		Coastal Commission/Public Works Plan	Other	0	0	LS	1	$500,000	**	50	6	$500,000	2025	2026	$579,847		$579,847
24		Dredging Equipment (needs further review)	Dredging	0	0	EA	-	$0	**	0	6	$0	2025	2026	$0		$0
25		Dredging: Newport Island Area (Channels)	Dredging	0	0	CY	20,000	$150	**	50	3	$3,000,000	2020	2023	$3,230,672		$3,230,672
26		Land Acquisition for Potential Launch Ramp	Other	0		EA	1	$0	**	80	4	$0	2021	2024	$0		$0
27		Mooring Field Enhancements	Moorings	0	0	EA	1	-	0	0	4	$0	2020	2024	$0		$0
28	16H14; 17H03	Ocean Piers Maintenance (Balboa and Newport)	Piers	0	2017	EA	1	500,000	**	0	1	$500,000	2020	2021	$512,500		$512,500
29	19H02	Public Pier (29th St): Gangway & Float	Piers	0	0	EA	1	$100,000	**	20	2	$100,000	2020	2022	$105,063		$105,063
30	19H02	Public Pier (Emerald Ave): Gangway & Float	Piers	1986	1986	EA	1	$75,000	34	20	2	$75,000	2020	2022	$78,797		$78,797
31	19H02	Public Pier (Sapphire Ave): Gangway & Float	Piers	0	0	EA	1	$75,000	**	20	2	$75,000	2020	2022	$78,797		$78,797
32		Tide Gate Valves (Peninsula): Replace	Gate Valves	0	0	EA	39	$50,000	**	25	6	$1,950,000	2020	2026	$2,261,402		$2,261,402
33	20H13	Vessel Sewage Pumpouts Replacements	Water Quality	0	0	EA	5	$21,255	**	10	1	$106,275	2017	2020	$108,932	$79,706	$29,226
34		Entrance Jetty - Navigation Aid Replace	Other	0	0	EA	1	400,000	0	30	3	$400,000	2021	2023	$430,756		$430,756
35		Ferry Landing - Agate Avenue	Bulkhead	1930	0	EA	1	-	90	60	3	$0	2021	2023	$0		$0
36		Ferry Landing - Palm Street	Bulkhead	1930	0	EA	1	-	90	60	3	$0	2021	2023	$0		$0
37		Public Beaches (Lido Isle Bridge) Potential Handrail	Other	0	0	EA	1	50,000	**		3	$50,000	2021	2023	$53,845		$53,845
38		Public Beaches (Lido Isle Bridge): Install Walkway to Beach	Bay	0	0	EA	1	$75,000	**	40	3	$75,000	2021	2023	$80,767		$80,767
39		Lower Castaways: Bulkhead Only	Bulkhead	0	0	LF	265	$3,800	**	80	4	$1,007,000	2022	2024	$1,111,540		$1,111,540
40		Water Quality: Circulation (Newport Island Area):	Water Quality	0	0	EA	-		**	0	5	$0	2022	2025	$0		$0
41		Balboa Island, N, S, E & GC: Boardwalk & Perimeter Drainage System only (Little Island not include ~42k SF)	Other	0	0	SF	92,000	$25	**	80	6	$2,300,000	2024	2026	$2,667,295		$2,667,295
42		Balboa Yacht Basin Marina (Slips): Replace	Slips	1985	0	Slips	172	$35,000	35	40	7	$6,020,000	2024	2027	$7,155,888		$7,155,888
43		Dredging (Balboa Yacht Basin):	Dredging	1985	0	CY	25,600	$70	35	40	7	$1,792,000	2024	2027	$2,130,125		$2,130,125
44		Surfside/Sunset Beach Sand Nourishment Stage 14	Sand	2017		LS	1	$300,000	3	7	2	$300,000	2021	2022	$315,188		$315,188
45		Balboa Island, N, S, E & GC: Replace Seawall EBF	Bulkhead	1930		LF	4,386	$3,800	90	81	11	$16,667,666	2026	2031	$21,869,423		$21,869,423
46		Balboa Island, N, S, E & GC: Replace Seawall GC and EBF	Bulkhead	1930		LF	4,386	$3,800	90	80	6	$16,667,666	2026	2026	$19,329,383		$19,329,383
47		Balboa Island, N, S, E & GC: Replace Seawall NBF	Bulkhead	1930		LF	4,386	$3,800	90	82	17	$16,667,666	2026	2037	$25,361,826		$25,361,826
48		Dredging: Upper Bay Catch Basins	Dredging	2009	0	CY	500,000	$30	11	21	10	$15,000,000	2027	2030	$19,201,268	$19,201,268	$0
49		Dredging: Upper Bay Channels	Dredging	2009		CY	250,000	$30	11	21	10	$7,500,000	2027	2030	$9,600,634	$9,600,634	$0
50		Rhine Wharf Boardwalk: Major Repair	Other	0	0	EA	1	$150,000	**	20	2	$150,000	2021	2022	$157,594		$157,594
51		Public Bay Beaches: Sand Nourishment (25k yards)	Other	2016	0	CY	25,000	$50	4	25	11	$1,250,000	2028	2031	$1,640,108		$1,640,108
52		Public Pier (15th St): Pier & Gangway	Piers	0	0	EA	1	$115,000	**	20	14	$115,000	2031	2034	$162,492		$162,492
53		Public Pier (Coral Ave): Pier only	Piers	1985	1985	EA	1	$75,000	35	20	14	$75,000	2031	2034	$105,973		$105,973
54		Public Pier (Emerald Ave): Pier only	Piers	1986	1986	EA	1	$75,000	34	20	14	$75,000	2031	2034	$105,973		$105,973
55		Public Pier (Fernando St): Pier only	Piers	0	0	EA	1	$75,000	**	20	14	$75,000	2031	2034	$105,973		$105,973
56		Public Pier (M St): Pier only	Piers	1985	1985	EA	1	$100,000	35	20	14	$100,000	2031	2034	$141,297		$141,297
57		Public Pier (Opal Ave): Pier only	Piers	0	0	EA	1	$75,000	**	20	14	$75,000	2031	2034	$105,973		$105,973
58		Public Pier (Park Ave): Pier only	Piers	0	0	EA	1	$75,000	**	20	14	$75,000	2031	2034	$105,973		$105,973
59		Public Pier (Sapphire Ave): Pier only	Piers	0	0	EA	1	$75,000	**	20	14	$75,000	2031	2034	$105,973		$105,973
60		Public Pier (Washington St): Pier only	Piers	0	0	EA	1	$75,000	**	20	14	$75,000	2031	2034	$105,973		$105,973
61		Bulkhead (American Legion): Replace	Bulkhead	1957	0	LF	336	$3,800	63	80	34	$1,276,800	2051	2054	$2,956,203		$2,956,203
62		Public Pier (Rhine Channel): Float only	Piers	2007	2007	EA	1	$175,000	13	30	17	$175,000	2034	2037	$266,283		$266,283
63		Bulkhead (Rhine Channel): Replace	Bulkhead	1960	0	LF	375	$3,800	60	80	20	$1,425,000	2037	2040	$2,335,028		$2,335,028
64		Public Pier (Grand Canal, Balboa Ave): Pier Platform	Piers	2017	2012	EA	1	$15,000	3	20	18	$15,000	2037	2038	$23,395		$23,395

Ref #	ProjGL	Project	Category	YR Built	Last Refurb.	Units Measurement	Total Units	Today's Unit Cost	Current Age:	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
65		Bulkhead (West Newport): Replace	Bulkhead	0	0	LF	1,722	$3,800	**	80	21	$6,543,600	2038	2041	$10,990,512		$10,990,512
66		Bulkhead (Corona Del Mar): Replace	Bulkhead	0	0	LF	175	$3,800	**	80	25	$665,000	2042	2045	$1,232,873		$1,232,873
67		Bulkhead (Promontory Bay): Replace	Bulkhead	1965	0	LF	1,158	$3,800	55	80	25	$4,400,400	2042	2045	$8,158,096		$8,158,096
68		Public Pier (Rhine Channel): Gangway only	Piers	0	0	EA	1	$60,000	**	40	27	$60,000	2044	2047	$116,868		$116,868
69		Bulkhead (Rhine Wharf): Replace	Bulkhead	0	0	LF	343	$3,800	**	80	29	$1,303,400	2046	2049	$2,667,287		$2,667,287
70		Marina Park Slips: Replace	Slips	2015	0	EA	23	$40,000	5	40	35	$920,000	2052	2055	$2,183,349		$2,183,349
71		Bulkhead (Street Ends - Peninsula): Replace	Bulkhead	0	0	LF	2,217	$3,800	**	80	36	$8,424,600	2053	2056	$20,493,137		$20,493,137
72		Public Pier (Balboa Marina West): Float only	Piers	2017	0	EA	1	$200,000	3	40	37	$200,000	2054	2057	$498,670		$498,670
73		Public Pier (Balboa Marina West): Gangway	Piers	2017	0	EA	1	$50,000	3	41	38	$50,000	2055	2058	$127,784		$127,784
74		Public Pier (Central Ave): Gangway and Float	Piers	2017	0	EA	1	$250,000	3	40	37	$250,000	2055	2057	$623,337		$623,337
75		Bulkhead (Balboa Yacht Basin): Replace	Bulkhead	1985	0	LF	1,370	$3,800	35	80	45	$5,206,000	2063	2065	$15,815,324		$15,815,324
76		Bulkhead (Marina Park): Replace	Bulkhead	2015	0	LF	857	$3,800	5	80	75	$3,256,600	2093	2095	$20,751,731		$20,751,731
		TOTAL										**$157,624,674**			**$240,753,097**	**$48,695,858**	**$192,057,239**

HARBOR & BEACHES MASTER PLAN SOURCES AND USES PROFORMA

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
AFFORDABILITY ASSUMPTIONS											
Tidelands Capital Fund Revenues	3,630,820	3,685,282	3,740,562	3,796,670	3,853,620	3,911,424	3,970,096	4,029,647	4,090,092	4,151,443	4,213,715
Growth Assumption	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Debt Service as % of Revenues	34.43%	33.92%	33.42%	32.92%	32.44%	31.96%	31.49%	31.02%	22.66%	12.04%	11.87%
FFP Balance as % of Debt Service	1625.51%	2125.61%	2672.92%	3243.70%	3735.48%	4217.81%	4560.96%	4002.32%	4733.94%	9726.95%	11352.64%
HARBOR CAPITAL SOURCES	BUDGETED										
Beginning Harbor Capital Balance	19,029,798	20,318,861	26,570,144	33,411,445	40,546,208	46,693,449	52,722,574	57,011,971	50,028,969	43,867,453	48,634,767
Sources											
Increment Revenue Projections	3,507,766	3,685,282	3,740,562	3,796,670	3,853,620	3,911,424	3,970,096	4,029,647	4,090,092	4,151,443	4,213,715
Interest Earnings	123,054										
General Fund Contributions	3,500,000	4,500,000	5,500,000	6,000,000	6,000,000	5,500,000	5,500,000	5,500,000	4,500,000	4,500,000	4,500,000
Periodic GF or One-time Transfers	2,000,000										
Total Sources (does not include grants):	**9,130,820**	**8,185,282**	**9,240,562**	**9,796,670**	**9,853,620**	**9,411,424**	**9,470,096**	**9,529,647**	**8,590,092**	**8,651,443**	**8,713,715**
Uses											
Debt Service	(1,250,000)	(1,250,000)	(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	(6,591,757)	(683,999)	(1,149,260)	(1,411,907)	(2,456,379)	(2,132,300)	(3,930,698)	(15,262,649)	(13,824,950)	(3,384,129)	(85,288)
Transfers Out	-	-	-	-	-	-	-	-	-	-	-
Less: Cash Proj Funding											
Total Uses:	**(7,841,757)**	**(1,933,999)**	**(2,399,260)**	**(2,661,907)**	**(3,706,379)**	**(3,382,300)**	**(5,180,698)**	**(16,512,649)**	**(14,751,609)**	**(3,884,129)**	**(585,288)**
Projected Harbor Capital Balance	**20,318,861**	**26,570,144**	**33,411,445**	**40,546,208**	**46,693,449**	**52,722,574**	**57,011,971**	**50,028,969**	**43,867,453**	**48,634,767**	**56,763,193**