

San Mateo County Harbor District

5 Year Capital Improvement Project Summary



5 Year Capital Improvement Projects planned for Pillar Point Harbor. The San Mateo County Harbor District is seeking public input on the proposed Capital Improvements to be conducted over the next 5 years, totaling over \$26 million.



Dredging, Princeton Shoreline Beach Nourishment, Erosion Protection

Maintenance dredge permit, boat ramp; inner, outer Harbor. Potentially use dredge spoils for beach nourishment on Princeton Beach and West Trail, beneficial re-use. Spoils from eastern outer Harbor may be used for Surfer's Beach. Currently working with consultant, Brad Damitz, to secure grant funding, CDP's and other regulatory agency permitting. FY 16/17- \$22,500, FY 17/18- \$302,500, FY 18/19- \$800k, FY 19/20- \$500k.



Promenade Sidewalk and Parking Lot Improvements, ADA Compliancy

Entire length of the retail/restaurant promenade sidewalk will be widened for ADA compliance. ADA compliant ramps will be installed in new sidewalk along Johnson Pier Rd. Accessible parking and large, wide, crosswalks will ensure safe passage for all. Currently working with consultant CSG for project design and engineering. FY 16/17- \$485k, FY 17/18- \$750k



Fishing Pier Rip Rap, Railing and Deck Repair

The PPH Fishing Pier has suffered substantial erosion in places along its breakwater foundation support. Rip rap must be replaced before structural damage occurs. Consultant GHD, who has already completed studies in association with the previous 2012 pier condition survey and West Trail Project, are working to provide project design/engineering and permitting support for this project. The decking and safety hand railings around the circumference of the pier will also be repaired and/or replaced to become ADA compliant. FY 16/17- \$25k, FY 17/18- \$500k



Harbor Office Remodel (ADA, Services)

The PPH Harbormaster's Office currently has ADA compliancy challenges. The floor plan will be modified in order to facilitate additional work stations and address ADA concerns. When completed, the main entrance to the Harbor front desk will have an ADA compliant ramp. An ADA Transition Plan study is currently in process. Once completed, recommendations will be included in the building renovation. This project will be a top priority in the overall Strategic Master Plan. Staff will enlist the assistance of an architectural design firm to assist with public outreach and create technical specifications for public bid. FY 17/18- \$50k, FY 18/19- \$200k.



Johnson Pier Work Dock Support Piling Repair

The timber support pilings for the PPH work dock on Johnson Pier have sustained damage from wood boring organisms. Some of the pilings are compromised by 80%. Consultant COWI is providing design, engineering and permitting services to sleeve the pilings, as a diver inspection revealed the pilings are structurally intact above and below the waterline. The timber cross members supporting the decking have been found structurally sound. However, the timber pilings must be repaired to prevent structural damage. Strategic Master Plan will later bring the Work Dock to same elevation as main pier deck. FY 16/17- \$350k, FY 17/18- \$200k, FY 18/19- \$1.250 mil, FY 19/20- \$2 mil.



Launch Ramp Maintenance (strip drain, rip rap)

The water drain grate bisecting the launch ramps at PPH has sustained damage and the drainage trench has filled in with debris. There are also areas which have suffered erosion on the side of the ramp. Fabric mat will need to be installed and the rip rap replaced to prevent further erosion. Consultant COWI is providing design, engineering and permitting services associated with this project. FY 17/18- \$200k.



Launch Ramp Restrooms (and design/permit)

The restrooms at the PPH launch ramp are over 20 years old and are in poor condition. This restroom building is of modular construction and due to its poor condition it is most cost effective to replace the entire building. Consultant COWI is working on design, engineering and permitting for the replacement. FY 16/17- \$25k, FY 18/19- \$150k.



Light Pole Retrofits to LED (Energy Savings)

The light poles throughout PPH are over 20 years old. All have sustained substantial corrosion and are in need of replacement. It has been determined that low intensity, amber, LED lighting is the most efficient and environmentally sensitive lighting alternative. Local Govt agencies have been studying which lighting alternative is best and have recently decided upon above. District staff will elicit the help of a consultant to explore the most economically feasible and aesthetically pleasing light pole alternative to support the new light heads. FY 16/17- \$25k, FY 17/18- \$275k



Mooring Replacements

Mooring balls at PPH undergo professional annual inspections and repair to those found damaged. This is an annual routine to ensure vessels are provided with safe moorings. In November 2016 divers inspected all moorings and conducted repair to several at a cost of \$16,813. No further repairs will be necessary until the next inspection in October 2017, unless unforeseen damage is observed during daily staff inspections. FY 16/17- \$25k, FY 17/18- 21/22, \$20k



Radon Search and Rescue Vessel Re-Fit

The PPH Radon Search and Rescue vessel was built in 1974 and was in disrepair. Despite professional maintenance by staff and vendors, the vessel's age made the vessel no longer reliable. The District had the vessel surveyed and it was found the vessel hull could be salvaged. The hull was stripped and brought to its original manufacturer, Radon Boats, for a total re-fit. The vessel is currently being re-fit and re-powered. Staff have made two visits to check on progress. The vessel is scheduled to be finished and delivered in November 2017. FY 16/17- \$350k, FY 17/18- \$100k



Paving Repair and Maintenance (Upper Parking Lots)

The PPH parking lots have not been repaired or re-stripped in over 10 years. All parking lots will have pot holes repaired, slurry coated and re-stripped. The lower parking lot A-1 repair is being repaired and re-stripped in conjunction with the Sidewalk Expansion Project, currently in design phase, other lots will follow. Additional ADA parking will be striped when this work is done. FY 17/18- \$100k, FY 18/19- \$100k.



West Trail Bluff and Shore Erosion Protection

The PPH West trail and adjacent bluffs have sustained substantial erosion, further exasperated by the recent historical rain we have sustained. Consultant GHD has filed a two ECDP's with the CCC and is currently working on design alternatives for the final CDP. District staff have submitted preliminary requests for re-imbursement funds with the San Mateo Office of Emergency Services. FY 16/17- \$235k, FY 17/18- \$1 mil.



Romeo Pier Demolition

The PPH Romeo Pier was found to be beyond repair in a 2014 condition survey. Consultant Moffat & Nichol are working on the design, engineering and permitting for its demolition and removal. A CCC CDP and USACOE Letter of Approval have been obtained. This project will be put out for public bid after approval from the CA Waterboard. FY 16/17- \$625k, FY 17/18- \$1 mil.



PPH Utility Upgrades

The PPH Johnson Pier Fish Buyers Buildings and Docks A,B and C are in need of electric upgrades and repairs. Consultant Moffat & Nichol are currently working on design/engineering services for the replacement of the transformers at docks A,B and C. The Fish Buyers buildings currently utilize large generators to supplement their power needs, so are in need of additional electrical capabilities. FY 16/17- \$25k, FY17/18- \$425k, FY 18/19 \$150k.



Exterior Building Painting

The PPH Harbormaster's Office, restroom buildings and retail/restaurant strip will be in need of repainting in the near future. FY 18/19- \$150k.



Entry and Wayfinding Signage

The PPH entry and wayfinding signage are in need of updating. This project will be part of the overall Master Strategic Plan. FY 17/18- \$30k, FY 18/19- \$200k.



Johnson Pier H Dock Replacement

The PPH H-Dock has outlived its serviceable life. The dock has been repaired multiple times over the years and is in need of replacement. Consultant Moffat & Nichol is currently working on design, engineering and permitting for the demolition and replacement. FY 17/18- \$1.5 mil.



Johnson Pier F Dock Replacement

The PPH F-Dock has outlived its serviceable life. The dock has been repaired multiple times over the years and is in need of replacement. This project will be done as prioritized after H-Dock has been completed. FY 18/19- \$1.6 mil.



Johnson Pier G Dock Replacement

The PPH G-Dock has outlived its serviceable life. The dock has been repaired multiple times over the years and is in need of replacement. This project will be done as prioritized after H-Dock has been completed. FY 19/20- \$1.7 mil.



PPH Replacement of Docks D, E, A, B and C

The PPH Docks D, E, A, B and C have outlived their serviceable life. The docks have been repaired multiple times over the years and are in need of replacement. These projects will be done as prioritized by condition. FY 20/21- \$1.7 mil, FY 21/22- \$1.7 mil, FY 2023 and beyond \$5 mil.



Laundry, Public and Tenant Restrooms (design, permit, construction)

The PPH West Restroom Building is over 20 years old and is no longer large enough to accommodate demand. The restrooms have historically been for the sole use of PPH tenants. This has caused the necessity of portable toilets for public use. A larger, dual purpose tenant restroom, shower, laundry with added public restrooms are needed. This project is proposed to begin in FY 19/20- \$75k, FY 20-21- \$500k.



Our mission is to assure the public is provided with clean, safe, well managed, financially sound and environmentally pleasant marinas.