

**East Basin/Cerritos Channel Marina Redevelopment
Project Development Committee
April 29, 2008**

Background

- On July 6, 2001 and June 18, 2003, 10 marinas were granted conditional 30-year leases effective 11/1/1995–10/31/2025
- Per lease, the Port and 10 marina leaseholders are required to make site and marina improvements in 5 years, July 8, 2006.
- On November 30, 2005, the Board granted a 12-month extension for the completion of tenants' improvements.
- Currently, project is on hold until further evaluation.
- Need a plan to accommodate the channel deepening projects and allow future development on Berth 206-209 without impacting the marinas.

Scope of work

Port's responsibility:

1. Slope revetment (2000 lf full rock replacement and localized spot repairs)
 - Remove/Replace docks, slips, and piles in slope repair areas (330 slips 30' slips)
 - Remove/relocate 6 buildings and structures in slope repair areas
 - Temporary marina during phased construction of slope revetment
2. Roadway improvements
 - Landscaping, signage, re-striping of the roadways & public parking lots

Tenants' responsibility:

1. Redevelop and upgrade old and outdated marinas (land and waterside facilities within the leases) per POLA's design requirements and comply with DBAW and B&S codes

Issues and Constraints

- Main channel deepening project will deepen and enlarge the East Basin Turning Basin impacting 2 marinas (Newmark's Yacht Centre and Pacific Yacht Landing)
- Berth 206-209 ship operations are limited due to navigation and wave impacts to marinas on Cerritos Channel
- Need to permanently relocate slips impacted by the EB Turning Basin deepening & widening
- Need to relocate or protect 3 marinas from larger 6600 teu ships at Berth 206-209
- Slope revetment repair will be difficult to implement without relocating & repairing existing slips (liability)

Cost estimate -attached

\$15.2M for slope revetment and roadway improvements

(Temporary marina and removal/relocation of buildings not included)

Schedule

ADP/Environmental assessment	18 months
Design	1 year
Construction	24 months (phased construction)

Resources needed

-Environmental, Real Estate, Planning & Research, Engineering, Construction, Financial Management

East Basin/ Cerritos Channel Marina New Marina Alternative

Background

- As an alternative to the marina redevelopment project, Bluewater designed 2 conceptual layouts reconfiguring 7 of 10 marinas in EB/CC (approx. 1220 slips)
- The new marina will have modern boating docks and facilities, wider roadways, and more than adequate parking for boaters
- Island Yacht Anchorage I and Cerritos Yacht Anchorage remain on Cerritos Channel and Island Yacht Anchorage II remain at the Consolidated Slip
- Both options include a new dikes/breakwater to protect the marina from navigational and wave impacts from channel deepening and East Basin turning basin widening
- Both options accommodate larger ships at Berth 206-209 without impacting the new marina

Scope of work

- Option 1:
 - No. of slips: 1,116 slips (25'-70' slip lengths)
 - Parking: 855 (670 required)
 - Cut: 1,065,000 CY (20 ac area)
 - Fill: 800,000 CY
 - Cost estimate: \$98,891,498 (rough-order-of-magnitude)
- Option 2:
 - No. of slips: 1,127 slips (30'-110' slip lengths)
 - Parking: 769 (722 required)
 - Cut: 1,055,000 CY (20 ac area)
 - Fill: 660,000 CY
 - Cost estimate: \$98,630,114 (rough-order-of-magnitude)

Issues and Constraints

- There are 10 30-year leases effective till 10/31/2025, 7 will be affected by reconfiguration (buy out leases?)
- Costs 6.5 times Redevelopment project (\$98.9M vs. \$15.2M)
- New marina cuts into the Anchorage Road Soil Storage Site (6.8 ac out of 38.5 ac)
- Need disposal sites for the removed dirt

Cost estimates

- attached

Schedule (rough-order-of-magnitude)

Lease/Environmental assessment	24 months
Design	18 months
Construction	24 months

Resources needed

-Environmental, Real Estate, Planning & Research, Engineering, Construction, Financial Management

CERRITOS CHANNEL MARINAS
Conceptual Cost Estimate

Description	Units	Qty	Unit Price (\$)	Item Total (\$)
DEMOLITION				
Docks	SF	200,000	\$9	\$ 1,800,000
Clear and Grub	SF	940,000	\$5	\$ 4,700,000
EARTHWORK				
Excavation - Medium Soil	CY	1,065,038	\$9	\$ 9,585,342
Compacted Backfill (Site Borrowed)	CY	804,711	\$15	\$ 12,070,665
Disposal (Assume w/in 10 miles)	CY	260,327	\$10	\$ 2,603,270
EARTH AND WATER RETAINER WORK				
Rip Rap - Outer (Assume 35' face & 4' thick)	CY	25,926	\$135	\$ 3,500,000
Rip Rap - Inner (Assume 30' face & 2' thick)	CY	9,333	\$135	\$ 1,260,000
PAVEMENT, CURBS AND WALKS				
Paving (paving lots and driveways)				
Bituminous				
Inner Road	SY	15,556		
Main Road (North/South)	SY	36,667		
Marina Road (North)	SY	18,889		
Marina Road (South)	SY	24,444		
Total Area of Bituminous	SY	95,556		
6" Crushed Stone	SY	95,556	\$9	\$ 860,000
4" Wearing	SY	95,556	\$17	\$ 1,624,444
Signage and Striping	LS	1	\$200,000	\$ 200,000
CARPENTRY-BUILDINGS				
Restroom (including foundation)	SF	6,000	\$125	\$ 750,000
Commercial (including foundation)	SF	5,000	\$250	\$ 1,250,000
LANDSCAPING	SF	134,000	\$7	\$ 938,000
LANDSIDE UTILITIES				
Electrical	SLIP	1,116	\$1,500	\$ 1,674,000
Water	SLIP	1,116	\$400	\$ 446,400
Fire System	SLIP	1,116	\$300	\$ 334,800
Sewer	SLIP	1,116	\$300	\$ 334,800
Communication	SLIP	1,116	\$350	\$ 390,600
Storm Drain	LS	1	\$500,000	\$ 500,000
SLIPS	SLIP	1,116	\$28,000	\$ 31,248,000
			Sub-Total:	\$ 76,070,321
		12.00%	Engr/Permit	\$ 9,128,439
		18.00%	Contingency	\$ 13,692,658
			Total	\$ 98,891,418

CERRITOS CHANNEL MARINAS
Conceptual Cost Estimate

Description	Units	Qty	Unit Price (\$)	Item Total (\$)
DEMOLITION				
Docks	SF	200,000	\$9	\$ 1,800,000
Clear and Grub	SF	940,000	\$5	\$ 4,700,000
EARTHWORK				
Excavation - Medium Soil	CY	1,054,788	\$9	\$ 9,493,092
Compacted Backfill (Site Borrowed)	CY	657,866	\$15	\$ 9,867,990
Disposal (Assume w/in 10 miles)	CY	396,922	\$10	\$ 3,969,220
EARTH AND WATER RETAINER WORK				
Rip Rap - Outer (Assume 35' face & 4' thick)	CY	25,926	\$135	\$ 3,500,000
Rip Rap - Inner (Assume 30' face & 2' thick)	CY	9,333	\$135	\$ 1,260,000
PAVEMENT, CURBS AND WALKS				
Paving (paving lots and driveways)				
Bituminous				
Inner Road	SY	10,967		
Main Road (North/South)	SY	36,444		
Marina Road (North)	SY	18,778		
Marina Road (South)	SY	24,444		
Total Area of Bituminous	SY	90,633		
6" Crushed Stone	SY	90,633	\$9	\$ 815,700
4" Wearing	SY	90,633	\$17	\$ 1,540,767
Signage and Striping	LS	1	\$200,000	\$ 200,000
CARPENTRY-BUILDINGS				
Restroom (including foundation)	SF	4,500	\$125	\$ 562,500
Commercial (including foundation)	SF	5,000	\$250	\$ 1,250,000
LANDSCAPING	SF	120,000	\$7	\$ 840,000
LANDSIDE UTILITIES				
Electrical	SLIP	1,153	\$1,500	\$ 1,729,500
Water	SLIP	1,153	\$400	\$ 461,200
Fire System	SLIP	1,153	\$300	\$ 345,900
Sewer	SLIP	1,153	\$300	\$ 345,900
Communication	SLIP	1,153	\$350	\$ 403,550
Storm Drain	LS	1	\$500,000	\$ 500,000
SLIPS	SLIP	1,153	\$28,000	\$ 32,284,000
			Sub-Total:	\$ 75,869,319
		12.00%	Engr/Permit	\$ 9,104,318
		18.00%	Contingency	\$ 13,656,477
			Total	\$ 98,630,114

SLIP COUNT

LENGTH	NO.	%
25	145	13.0%
30	319	28.6%
35	230	20.6%
40	138	12.4%
45	114	10.2%
50	66	5.9%
60	82	7.3%
70	22	2.0%
TOTAL	1,116	100.0%

AVERAGE SLIP LENGTH : 37.3'
 PARKING REQ'D : 655 SPACES
 PARKING SUPPLIED : 855 SPACES



Length	Qty	LF	% Total
30	374	11220	24.68%
35	319	11165	24.56%
40	189	7560	16.63%
45	45	2025	4.46%
50	50	2500	5.50%
60	107	6420	14.12%
70	9	630	1.39%
76	14	1064	2.34%
80	7	560	1.23%
90	3	270	0.59%
100	4	400	0.88%
110	6	660	1.45%
142	4	142	0.31%
256	7	256	0.56%
280	7	280	0.62%
302	8	302	0.66%
Total	1153	45454	100.00%

Parking	Parking Required
Marina Slips 1153 @ 0.6 =	691.8
2000 sq ft Restaurant @ 10/1000sq ft =	20
2000 sq ft Office =	10
15 Restrooms =	0
Total Parking Necessary =	721.8
Parking Available =	769

