

MARINA DEL REY BOAT LAUNCHING FACILITY**Entrance****Exit**

**County of Los Angeles
\$700,000 Grant**

SUMMARY

The Commission is being asked to consider a \$700,000 grant (Harbors and Watercraft Revolving Fund) to the County of Los Angeles, Department of Beaches and Harbors (County) for improvements to the Marina del Rey Boat Launching Facility (BLF). Specifically, the County is proposing improvements to the BLF entrance and exit. These improvements include modifications to allow for easier turning capability into the entrance lane; modifying alignment of the entrance lane, new curbs, pavement and minor landscaping at the entrance and exit; relocating utilities and storm drain; new signage; and relocate island with barrier gate and pay stations.

GRANT APPLICANT AND PREVIOUS COMMISSION ACTION**Grant Applicant**

The grant applicant for this project is the County of Los Angeles, Department of Beaches and Harbors.

Previous Commission Action

Between 1989 and 1997 the Commission approved 6 phases of loan funding totaling \$23,500,000 for seawall repair at Marina del Rey.

In Fiscal Year 1989/90, the Commission approved a \$649,000 grant to make improvement to the Marina del Rey BLF. This project was for replacement of the 8 lane ramp, and 3 pile-guided boarding floats at the ramp location. This ramp has aged appropriately and is still serviceable at this time. Although it has been maintained, replacement may be necessary within the next several years.

PROJECT LOCATION AND AREA**Location**

Marina del Rey is located within the Marina del Rey Harbor, approximately 12 miles southwest of downtown Los Angeles, 2 miles north of the Los Angeles International Airport (LAX), located

in Los Angeles County on the Southern California coast. The project area is within the existing boat launching facility. The facility contains an 8-lane boat ramp, 3 pile-guided wood boarding floats, parking area, restroom and dry storage.

Area

Marina del Rey, developed in the early 1960s, consists of approximately 800 acres that is divided equally between land development and water use. The County operates and maintains the basic harbor infrastructure and public facilities, while leasing other boating-related facilities to private enterprise operators. The harbor features over 4,700 wet berths, a public boat launching facility, charter fishing operations, harbor patrol enforcement, boat repair yards, fuel docks, public restrooms, hotels, restaurants, shops, and a seaport village. The Marina is also home to the Coast Guard, a fleet of County of Los Angeles sheriff vessels and life guard rescue vessels.

PROJECT DESCRIPTION

Scope

The County is proposing improvements to the entrance and exit of the BLF. These improvements include modifications to allow for easier turning capability into the entrance lane; modifying alignment of the entrance lane, new curbs, pavement and minor landscaping at the entrance and exit; relocating utilities and storm drain; new signage; and relocate island with barrier gate and pay stations.

A project credit sign will be installed at the new entrance to the Marina del Rey BLF.

Timeline

The project design and engineering is estimated to be completed by October 31, 2011. Project construction is estimated to begin by December 1, 2011 and completed by March 31, 2012.

Cost Estimate

The proposed grant is for \$700,000 (Harbors and Watercraft Revolving Fund) to pay for the modifications to the entrance and exit, new curbs, pavement and minor landscaping; relocating utilities and storm drain; new signage, and relocate island with barrier gate and pay station. (See Table 1 for detail)

Engineering Feasibility

There are no particularly difficult or unusual problems associated with the proposed project.

Environmental Impacts and Permits

California Environmental Quality Act (CEQA). The County files a CEQA Categorical Exemption on March 5, 2009.

Permits. This project is within the jurisdiction of the County of Los Angeles, Department of Regional Planning. The permits expected are the Site (Plot) Plan Permit and the Standard Urban Stormwater Mitigation Plan (SUSMPs) Permit. The County will apply for the application when the schematic design is complete.

Permit Window. Because the permits have not been obtained, a permitted construction window could not be verified, however, the County expects that construction would be completed in five months, and weather permitting, could be performed year round.

PROJECT FUNDING (Capital)

Required Funding

This project will be completed with the \$700,000 grant, if approved. No additional funds are required for this project.

Potential Funding

No additional funding for this project is currently required.

Funding Gap

None

Project Budget

Los Angeles County Department of Beaches and Harbors Marina del Rey Public Boat Launching Facility Project Budget Table 1	
Mobilization/Demobilization	\$20,000
Demolition	20,000
Excavation and Backfill	30,000
Widen Parking Lot Entrance	250,000
Widen Parking Lot Exit	150,000
New Signage	20,000
Landscaping	10,000
Construction Subtotal	\$500,000
Contingency (10%)	\$50,000
Escalation (10%)	50,000
Engineering (12%)	60,000
Inspection (5%)	25,000
Permits (3%)	15,000
Engineering and Design Subtotal	\$200,000
Total Project	\$700,000

Provided by County of Los Angeles, 2/23/11

PROJECT METRICS

Annual Launches

Current. Based on the County's estimates, currently there are approximately 5,200 launches a year.

Future. After Improvements, the County estimates 6,700 launches a year, an increase of 29 percent.

Annual User Days

Current. DBW estimates that the base annual user days for this facility is currently 19,656 user days. (Annual boat launches * 3.78 boaters)

Future. DBW estimates that the annual user days for this facility this will increase by 29% to 25,300 annual user days.

User Day Value

Current. The estimated base user day value is \$22.62 per boater. The total current user day value for this facility is \$444,600. (\$22.62 * annual user days)

Future. DBW estimates that the total annual user day value will increase by \$128,300, or 29%, to \$572,900. (\$22.62 * annual user days)

Benefit-Cost Ratio

Benefit. The Net Present Value of the total annual user day value is estimated to be \$1.96 million.

Cost. Total project grant amount proposed is \$700,000. The current annual facility cost is \$52,500, and the projected cost is \$67,500. The Net Present Value of the grant and the total annual facility costs is \$1,031,000.

Ratio. The Benefit-Cost Ratio is 1.9.

User Fees

There is a \$7 a day fee for parking a vehicle without a trailer, and a \$10 a day fee for vehicles with trailers.

CONCLUSION

The Department has determined that this project, *as proposed*, is feasible from an engineering and economic perspective.

RECOMMENDATION

Staff recommends that the Boating and Waterways Commission approve a \$700,000 (Harbors and Watercraft Revolving Fund) grant for improvements *described in this March 2, 2011 feasibility report* to the Marina del Rey Boat Launching Facility in Los Angeles County.

PROPOSED MOTION

The Department proposes that the Commission approve the \$700,000 grant to the County of Los Angeles Department of Beaches and Harbors for the *proposed project described in this March 2, 2011 feasibility report*.