

CAPITAL IMPROVEMENT PLAN

UPDATED MARCH 2026

The following is a list of projects and purchases identified by the Port of Newport as short-term, mid-term, and long-term capital improvement needs. In some cases, the lack of funding is noted. In our search for grant opportunities and/or federal/state funding, agencies often require that the project first be part of our official capital improvement plan before an application will be considered. It should also be noted that unexpected needs and emergencies often arise, sometimes causing a change in project prioritization. Equally, the availability of grants can also change prioritization.

INTERNATIONAL TERMINAL	Cost	Status	Sched.
Planning Project to identify uses/opportunities to maximize terminal and adjacent port property.	\$30,000	In talks with marketing firm on creation of a potential plan.	26-27
Asphalt portion of lot near shop and east entrance	\$234,000	A portion of the paving is completed, but more to do.	27-28
Removal of dredge material from Rondys property	\$200,000	Budgeted for the current fiscal year.	26-27
Repair of RORO dock pilings.	\$687,000	Received 55% of funds through Congressionally Directed Spending FY 24 and currently working through paperwork to move forward with project.	26-27
Storage Building	\$500,000	A building to house equipment is on our long-term plan.	27-28
Dredge NIT berths	\$1,500,000	Permits are in place. We are currently seeking funding.	27-28
SOUTH BEACH	Cost	Status	Sched.
Final Plans for new RV park	\$240,000	Currently trying to identify funds for this project.	26-27
Construction of new RV Park Annex	\$2,500,000	Identifying funding is the key to this project moving forward. Use of Rogue building may impact prioritization of this project.	27-28

Replacement Strategy & Design for new public fishing pier	\$2,900,000	To be completed after Port Dock 7 reconstruction as part of the mitigation plan for PD7.	29-30
South Beach Marina fuel tank replacement	\$2,500,000	Long-term goal. Currently on hold for this year.	26-27
Replace gates on SB docks and transition to card locking system	\$250,000	On hold for this year.	27-28
Repair/maintenance of outfall at South Beach Marina	\$495,000	Some outfalls have been addressed but more need to be done to avoid future sinking issues.	26-27
Demolish dilapidated building and build new structure to house electricals	\$100,000	On hold due to lack of funds.	27-28
South Beach buildings remodeled, new roofs, new siding	\$200,000	On hold due to lack of funds.	28-29
Replace HVAC system at SB shop	\$35,000	To be determined.	27-28
Replace rods and whalers at end of ties A-E	\$100,000	Completed A and B docks. C,D, and E will be completed over next 2 years.	26-27
Asphalt overlay at seafood & wine site	\$200,000	On hold for this year.	26-27
Replace gutters and siding on one Rogue building	\$200,000	Received limited funding from insurance for flashing repair; siding will also need to be replaced on west end of building	26-27
Feasibility Report on future use of Rogue Bldg and facilities	\$100,000	Awaiting possession of the building following bankruptcy process.	26-27
Purchase new forklift for South Beach	\$40,000		27-28
Replace aging vehicle	\$35,000	On hold for this year	27-28
Design work for dock replacement	\$100,000	Intent is to upgrade a couple of docks at a time. Awaiting funding.	26-27
Design for restroom/shower facility overhaul	\$100,000	To be determined	27-28
Restroom/Shower Remodel	\$1,000,000	To be determined	28-29
Dredge South Beach Marina	\$1,500,000	Permit in hands and application for funding has been made through a variety of sources. Project is ready as soon as funding comes through.	26-27
Service Dock replacement	\$4,000,000	Searching for a funding source. Previous applications unsuccessful but we will continue to seek out funds.	27-28
Replace trash compactor	\$60,000	Needs to be replaced this year.	26-27

Construction of a new building for potential new tenant	\$1,000,000	Only considered in the event of a new tenant with a need or perhaps additional NOAA space	TBD
Traffic Lane to boat launch	\$225,000	Additional lane of traffic into marina would come in conjunction with the RV Annex rebuild.	27-28
Replace rotting pilings/beams in SB buildings	\$200,000	Issue discovered recently with pilings that support the portico at the RV park entrance, as well as wooden beams going into building. Planning to begin in 2026/2027 fiscal year.	26-28
COMMERCIAL MARINA	Cost	Status	Sched.
Replace all rods, whalers, rub boards, bumpers, and triangles on PD5-C; Replace rods, bumpers, rub boards, and 6 whales on Port Dock 5-B; replace remaining rods and whalers on Port Dock 5-X	\$230,000	On hold due to budget constraints.	26-27
Install new power pedestals PD5	\$262,500	Project being re-bid in a new fiscal year due to higher than expected estimates.	26-27
Complete reconstruction and reconfiguration of Port Dock 7, upland improvements, Swede's dock, crane replacement, and commercial marina berth dredging	\$45,000,000	30% of planning and design for the redesign of Port Dock 7 has been completed. Currently awaiting responses to USDOT Build Grant and PIDP grant applications.	27-28
Replace aging vehicle	\$75,000	On hold for this year.	26-27
Tugboat haul out	\$50,000		27-28
Replace trash compactor	\$60,000	Budgeted	26-27
Hoist Dock Electrical Rewire	\$30,000	Budgeted	26-27
Fence commercial marina and storage lot	\$160,000	On long-term planning list	28-29
Fiber cable between Admin and Commercial operations bldgs.	\$100,000	To be completed with hoist dock replacement	27-28
Truck replacement	\$75,000	On hold due to lack of funds.	27-28
Paint and seal port dock 5 pier	\$200,000	On hold due to lack of funds.	27-28
Repair Port Dock 3 platform support pilings	\$100,000	Working on permits	26-27
Commercial channel dredging – USACE Section 107	\$7,494,000	US Army Corps is ready to go forward pending the Port Dock 7 rebuild, as these will be done simultaneously. Total cost includes permitting and mitigation for portions of Port Dock 7.	28-29

	Cost	Status	Sched.
NOAA			
Dredging	\$1,500,000	Working on permit. Survey being completed to know how much to remove.	26-27
Painting	\$100,000	Required under contract. RFP needed.	26-27
Pier Sealing	\$275,000	Need to preserve pier	26-27
Port-wide			
Consolidate and upgrade total security camera network	\$25,000	Some cameras left to be completed. Security grant applications are made to SDIS annually.	26-27
Construction of speed humps on port properties	\$75,000		28-29
Total capital improvement plan estimate	\$77,042,500		