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	1. Large adverse affect on operating revenues, and\ or has a large adverse affect high paying jobs in district								Underway
	2. Moderate to small adverse affect on Operating revenues and/or impacts lower paying jobs in the district								Budgeted
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CAPITAL IMPROVEMENT PLAN

	<u>Capital Improvements</u>	<u>Cost Estimate</u>	<u>Original Timeline</u>	<u>Budget Year</u>	<u>Criteria</u>	<u>Rationale for group</u>	<u>Funding Source (Grant, Loan, OP Funds)</u>	<u>Current Status</u>	<u>Priority</u>
NIT	Planning project to identify a mix of uses/opportunities that will maximize use of the terminal and adjacent vacant port-owned properties, and increase net revenues to the Port	30,000	2,019	2026-27	3	This may or may not help improve the marketability of the site.	OP FUNDS, Potential Grant	We held this off as we were working with a couple potential users and now we are looking to get the 9 acres ready and obtain the necessary equipment through the MARAD grant.	3
NIT	Asphalt lot west of shop, behind shop, and near the east entrance; asphalt nw corner of laydown area	\$234,000	2019-2023	2026-27	3	We have completed some of the pavement behind and on the West side of the building, but we still have one area to be completed. We are still working with Rondys on the dredge material removal. We may be able to swap some sand for transportation of the material.	OP Funds	We completed the asphalt paving to the lot west of the shop. We still have additional paving to do.	Underway

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NIT	Mutually beneficial project, as required by development agreement with McLean Point developer	\$50,000	2019-2023	2024-2024	3	We have completed some of the pavement behind and on the West side of the building, but we still have one area to be completed. We are still working with Rondys on the dredge material removal. We may be able to swap some sand for transportation of the material.	OP Funds	We are still working with Rondy's on the mutually beneficial project.	3
NIT	Removal of dredge material from Rondys property	\$200,000	2019-2023	2024-2025	0	We have completed some of the pavement behind and on the West side of the building, but we still have one area to be completed. We are still working with Rondys on the dredge material removal. We may be able to swap some sand for transportation of the material.	OP Funds	We have budgeted to remove dredging material for the current fiscal year as requested by Rondys	Budgeted
NIT	Repair of RORO dock Pilings	\$687,000	N/A	2025-26	1	Assessment has been completed and some Pilings at NIT RoRo dock needs repairs and/or treatment to extend their life. Permit has been received.	45% Op Funds and 55% grant funds	We were notified that we did receive 55% of the funds through the Congressially Directed Spending FY 24. Engineers are working up bid documents to be released this spring. We intend to start construction in November and be complete by the end of January, 2025.	Underway

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NIT	Purchase Terminal Equipment and Storage Building	\$4,305,125	N/A	2025-26	1	In order to establish future cargo operations, the Port should consider obtaining some equipment and a building to house such equipment. We should consider applying for future MARAD grants.	Op Funds/MARAD	We received 80% grant from MARAD's PIDP, which includes two loaders, grading of the 9 acres with 3 acres fencing. We are currently in the middle of their NEPA process. We did not include the Storage Building. Eventually we would like to still build one.	Underway
NIT	Dredge NIT's Berth	\$1,200,000	2022-23	2026-27	1	NIT will need to be dredged within the next 1-2 years.	Op Funds	We have postpone dredging of NIT due to lack of funding. We currently have all necessary permits. We are hoping to get it dredge within the next couple of years.	2
SB	Final plans, new RV Annex; New RV Annex construction	\$ 2,620,000.00	2019-2022	2026-2027	1	Does not affect high earners, but park is showing its age, major revenue could be lost.	OP Funds/Grants	We are currently trying to identify funds to move forward. The likelihood of receiving grant funds are minimal, so we will have to plan in utilizing general funds or loans to complete this project.	2

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SB	Identify replacement strategy and design new fishing pier	\$ 2,900,000.00	2022	2024-2027	4	Although we recognize the fishing pier has great value for the community, it does not improve the overall operations or revenues of the Port, it does not create jobs or impact the overall economy of the community. This project will provide greater value by combining it with the replacement of PD7 where it will support mitigation opportunity and possible use of grants.	Grants	To be complted after PD7 Reconstruction	3
SB	South Beach Marina fuel tank replacement	\$2,500,000	2019-2024	2027-28	3	These projects mostly affect the operations of the Port and the functionality of its assets. Because of that it is hard to obtain grants other than security cameras and lighting.	OP-Funds/Some grants	Put on hold for this year	3
SB	Replace Gates on South Beach Docks and transition to card locking system	\$250,000		2027-28	3	These projects mostly affect the operations of the Port and the functionality of its assets. Because of that it is hard to obtain grants other than security cameras and lighting.	OP-Funds/Some grants	Put on hold for this year	3

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SB	RV Park Office rewire/move Closet	\$50,000		2024-25	3	There have been speed issues operating computer equipment in South Beach, and we have noted some equipment losing the Internet connection. We believe wiring is the culpret, in addition, the IT equipment is in the same room as the Water Heaters, the excess heat in the room could cause premature equipment failure.	OP Funds		3
SB	Repair/Maintenance of outfall at South Beach Marina	\$750,000	N/A	2024-25	3	The outfalls at the marina needs to be addressed to avoid future issues (sinking), as it recently happen with another one.	Op Funds	One completed. One budgeted for next year	1
SB	Demolishing, rebuilding, new roofs, new siding	\$300,000	N/A	2022-23	2	South Beach buildings were in pretty bad shape. We renovated parts of it and leased two of the buildings. We still need to demolish the unhabitable building and instead build a smaller building to house all the power to the property.	Op Funds	Two buildings are leased. We still need to demolish the unhabitable building and instead build a smaller building to house all the power to the property.	3
SB	Replace HVAC System at SB Shop	\$35,000	N/A	2026-27	3	HVAC systems are old and soon in need of repair	Op Funds		4

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SB	Replace Rods and Whalers at end ties A-E in SB Docks	\$100,000	N/A	2022-25	3	The end ties are the largest single berths in South Beach. They "re used for the bigger vessels that use the marina, and are in need of rods and whalers to stay in operation	Op Funds	Completed A and B Docks. C, D, and E will be completed over the next two years.	Underway
SB	Asphalt Overlay at SB	\$200,000	N/A	2026-27	3	The asphalt in the area where Seafood & Wine is held along with other festivals has been patched again and again due to the impact of tent stakes and concrete curbing. It needs to be repaved.	Op Funds	Put on hold for this year	3
SB	Replace Gutters and siding at one wall at Rogue Building	\$200,000	N/A	2026-27	1	There are currently holes in the eves on the building. These need to be repaired to prevent impacts to the walls.	Op Funds	Received limited funding from insurance for flashing repair; siding will also need replaced on west end of building.	1
SB	Plan	\$30,000	N/A	2025-26	2	Facility to enhance the recreational theme of South Beach and add attractions for tourists. Would bolster hotel business and tourism in the region.	Op Fund/Grants	Budgeted	2
SB	Purchase New Forklift for SB	\$40,000	N/A	2027-28	3	Current forklift is reaching the top end of operating hours		To be purchased 2024-25	2
SB	Replace aging vehicles with high mileage	\$35,000	N/A	2026-27	3	Vehicle breakdowns could cause Operational issues	Op Funds	Put on hold for this year	3

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SB	Design work for Dock Replacement	\$100,000		2027-28	2	There is a lot of wear and tear and SB docks badly needs upgrading.	Op Funds/grants?	The intent is to start doing a couple of docks at a time. Holding back due to funds constraints.	2
SB	Restrooms and Showers Design	\$100,000		2027-28	3	SB restrooms are in really bad need of major overall.	Op Funds/grants?		3
SB	Restrooms and Showers Remodel	\$1,000,000		2027-28	3	SB restrooms are in really bad need of major overall.	Op Funds/grants?		3
SB	Dredge South Beach Marina	\$1,500,000	2022-24	2025-26	1	South Beach Marina will need to be dredged within the next 1-2 years, depending on funding. Permits have been received.	Op Funds/OSMB	We expect to obtain 50% of funds from this year's legislature. Waiting for confirmation. We have permit in hands. We are working towards extending it.	Underway
SB	Expand shop at SB	\$30,000	N/A	2023-24	3	Need office space for Harbormaster, no confidential conversations can be held with current configuration.	OP Funds	We are still evaluating the need versus priority	4
SB	The current dock is not useable	\$3,500,000	N/A	2026-27	2	The South Beach Marina service dock needs some major repairs. We spoke to the Oregon State Marine Board, but they are unlikely to fund this project, unless the majority of the dock is to service transient boats, which it is not the case here. A new dock will provide additional slips and generate revenues to assist with maintenance of the marina.	Op Funds	We have been looking for funding sources. A request has been made to both Senate and House for Congressionally Directed Spending.	1
SB	Replace Trash Compactor	\$60,000		2026-27					

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SB	Build or rebuild new building for Tenant if opportunity arises	\$ 1,000,000.00	N/A	2023-26	2	We don't have any buildings available in SB or at the Port for that matter. Should an opportunity to lease a building to customer, we should consider building a new one.	Loan/Op Funds	We don't currently have a prospect tenant, but we had some in the past. A new building will only be considered if we have an interested party.	4
SB	Traffic Lane Launch	\$225,000		2024-25	3	Marina users have complained about how busy one lane traffic heading into launch is. Adding another lane would help the congestion on busy days.	Op Funds	This project may be done in conjunction with the RV Annex rebuild.	2
SB	Ramp Improvement	\$100,000		2024-25	3	Ramp is in need of repairs. Currently we have a lot of ruts and crumbling pavement.	75% grant/25% Op Funds	This is a last minute project added after we received a message from the Oregon State Marine Board stating that they had some funds available that needed to be used immediately.	Underway
CM	Interim improvements to replace pier and improve dock. Approach pier replacement; replace 6 pilings; replace rods, whalers, rub boards, bumpers and triangles (PD 5C); replace rods, bumpers, rub boards and 6 whalers (PD 5B); replace rods and rub boards (PD 5x); new power pedestals	\$4,000,000	2019-22	2021-24	1	There are still some projects left to complete, and they are crucial to the Port operations and should be finished as soon as practical.	OP FUNDS	This is 75% completed. The rest of it is currently budgeted.	Underway

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CM	PD7 Floats	\$350,000	2019-22	2028-29	1			To be completed in conjunction to PD7	2
CM	Complete reconstruction and reconfiguration of commercial marina, including Port Dock 7, Upland Improvements, Swede's Dock and Commercial Marina channel	35,000,000	2019-24	2025-29	1	PD7 is at end of life, high wage earners will move elsewhere, major economic impact to Port and community	Grant (s)/Op Fund	We are currently under contract with DOWL Engineers, and underway on planning and design and permitting for the redesign and replacement of Port Dock 7. We are about 9% into a \$1.1M contract for planning that includes sediment sampling. The sediment sampling and geotechnical sampling have been taken, awaiting labs on characterization and biological tests. Replacement of the Hoist Dock is included in this project as an add-alternate. Recent estimates came to \$34.5 Million. That takes into consideration possibility of finding mudstone during the sampling. That may come down substantially should not be the case. We have recently applied to USDOT RAISE Grant and ODOT ConnectOregon grant. We are also planning to apply to this year's PIDP.	Underway

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CM	Emergency Commercial Oil Tank Removal and Upgrade	\$300,000	N/A	2028-29	0	Old Tank was removed due to leaking issue. We are researching on a replacement	Op Funds	We had an emergency removal of the Oil Tank/Bilge Collection at North Commercial. We foresee replacement of the tank; project may be combined with Port Dock 7 replacement depending on funding.	Underway
CM	Expand shop at Commercial Office	\$30,000	N/A	2022-23	3	Need office space for Harbormaster, no confidential conversations can be held with current configuration.	Op Funds	Commercial Marina shop is not configured to be a service location, and also lacks adequate space for personnel. Project has been deferred in favor of dock work in years past.	3
CM	Dredge Swedes Dock	\$150,000	N/A	2023-25	3	It hasn't been dredged in over 33 years and it is starting to show.	Op Funds	May potentially combine this project with PD7 replacement, we may also benefit from Corps Section 107 project, which is yet to be determined.	2
CM	Replace Hoist Dock Fenders	\$40,000	N/A	2024-25	3		Op Funds	Fender pilings are increasingly in poor condition. May combine with PD7 replacement project.	2
CM	Remove PD 3 Power and Water Access from Neighboring Property	\$250,000	N/A	2025-27	3	Current Power and Water is attached to the neighboring building. We don't know the condition of the pilings.	Op Funds	To be completed when Port Dock 5 is rewired.	4
CM	Crane Replacement	\$200,000	N/A	2026-27	3	We need to consider replacing North Commercial cranes within the next 2-3 years	Op Funds	Crane service could be achieved with a carry-deck crane, but would require an indoor storage and upgrade of Hoist Dock. Could be completed with rebuild of Hoist Dock.	4
CM	Replace 2 aging vehicles with high mileage	\$115,000	N/A	2026-27	3	Vehicle breakdowns could cause Operational issues	Op Funds	Put on hold for this year	3

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CM	Reconfigure Hoist Dock and Move CM Building with Loading Dock plus small mobile crane	\$4,000,000	N/A	2024-27	1	A reconfiguration of the hoist dock would eventually make more sense for overall operations	Op Funds/Grants	This may happen in sync with PD7 project	2
CM	Tugboat Haul Out	\$50,000	NA	2027-28	3	These are aging or worn out equipment that need replacement	Op Funds	SB side-by-side was purchased during FY 2022-23. Dumpsters were replaced in FY 2022-23. Tugboat Haulout will be more expensive, and compactors are critical to be replaced no later than 2023-24.	4
CM	Replace Trash Compactor	\$60,000		2025-26	1			Budgeted	3
CM	Hoist Dock Electrical Rewire	\$30,000		2023-24		Wiring for Hoist dock that falls below water during some high tides needs to be elevated.	Op Funds	Budgeted	
CM	Fence for CM and Storage Lot	\$160,000		2026-27	3	Commercial Marina had a lot of problems with security. A fence would screen access to certain storage areas.	Homeland Security Grant?	Need to put together a plan and design.	3
CM	Replace Water Line	\$250,000		2024-25	3	the waterline broke this past year, this can be done at the same time we add the fiber optic cable, so the cost should be reduced.	Op Funds	To be completed with Hoist Dock Replacement	3
CM	Truck Replacement	\$75,000		2026-27	3	Current truck has low mileage, but many issues	Op Funds	Put on hold for this year	2
CM	Paint and Seal Port Dock 5 Pier	\$200,000		2026-27	3	This is a new pier, and this maintenance is reguarly scheduled preventative maintenance; it follows the recommendations of ODOT bridge inspections.	OP Funds		3

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Portwide	Consolidate and upgrade total security camera network port-wide.	\$100,000	2019-2024	2021-2029	3	These projects mostly affect the operations of the Port and the functionality of its assets. Because of that it is hard to obtain grants other than security cameras and lighting.	OP-Funds/Some grants	Underway	2
ADMIN	Move to a new web domail (.GOV)	\$50,000		2026-27	3	This will help with our computer security	Grants	We have not obtained the grant we applied for, but we will keep trying	3
TOTAL		69,741,125							
Mitigation Plan	Planning project to address mitigation needs of future capital projects and potential inventory of mitigation sites. Anticipated to be completed by Port staff in partnership with the Port of Toledo, Yaquina Bay users, NOAA, ODFW, and the USACE. Project completion primarily by Port staff	\$25,000	2019-2021	Not Necessary at this time	0	We are unable to bank for mitigations on a federal level. Therefore, mitigation plans should be done on a needed basis based on projects, but the Port should budget some amounts to cover for consultants.	OP FUNDS, Potential Grant	We have completed some small mitigation projects, as part of other projects. We looked at opportunities and discussed it with some of the permitting agencies. Until we have a permitted project it is hard to know what the mitigation needs are. It is very difficult to bank for mitigation. There may be some opportunities with the State, but not on a federal level. We recently learned that they are working on the federal level to possibly make that available. Meanwhile, we will continue to work on mitigation by projects.	As Needed
COMPLETED PROJECTS									
NIT	Conditional Assessment	\$230,000	N/A	2022-24	2	The Pilings at NIT RoRo dock needs assessment and most likely repair and/or treatment to extend their life.	Op Funds	Assessment has been completed. Now the Port is searching for a source of funds to do the proper repairs.	Completed

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NIT	Forklift has passed it's replacement cycle based on hours used.	\$60,000	N/A	2022-23	1	We deferred purchase of a new lift for 2 years; our forklifts in the Marina are heavily used and they must be reliable to keep the hoist dock working. We are well over the 6,000 limit for replacement on two forklifts	Op Funds/Grants	Purchased in FY 2022-23, received new forklift on 09MAY 2023. The Port received a grant from Business Oregon that allowed us to order an additional \$128K fork lift that will mainly reside at the Terminal.	Completed
NIT	Crane is at max capacity, in order to handle cargo or other heavy loads will have to be replace	\$581,345	N/A	2022-23	1	This is new potential revenue to Port, but could also affect high income earners should Crane fail	Loan/Op Funds	We just purchased a new crane with funds from a Business Oregon Loan. The old crane is going to be sold. We are currently waiting for reimbursement funds from Business Oregon	Completed
NIT	IT Hardware	\$100,000	NA	2024-25		Upgrade WIFI to meet modern day standards. This includes underground work and fiber installation.	Op Funds	Completed	Completed
SB	Planning and conceptual design project to redesign and reconfigure the RV Park Annex	\$300,000	2019-21	2023-24	1	Does not affect high earners, but park is showing its age, major revenue could be lost.	Potential Grant Funds	This project is completed as to the plan and design. We are looking into sources of funding.	Completed

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SB	Repair Rogue seawall based on Engineers Report	\$200,000	2019-21	2023-24	1	Major economic loss, Rogue brewery could move, causing large loss to community and revenue to the Port. Many come to community to visit Rogue.	\$1.14 Million Grant received	We received \$1.14 Million dollars from the State. Work has been completed just under \$2 Million	Completed
SB	South Beach Marina electric load centers	\$650,000	2019-2024	2021-24	3	These projects mostly affect the operations of the Port and the functionality of its assets. Because of that it is hard to obtain grants other than security cameras and lighting.	OP-Funds/Some grants	Completed	3
SB	Repair to South Beach Marina Buildings	\$100,000	N/A	2021-22	0	These major maintenance items were never added to Strategic Business Plan	Op Funds	Completed	Completed
SB	Emergency Storm Water Work	\$345,000	N/A	2020-2021	0	This was an emergency project that was completely unexpected.	Op Funds	We completed an emergency project to address the storm water issue at South Beach Marina. Unfortunately, new sinkholes have been forming due to other storm water issues, which may create additional costs.	Completed
SB	Replace TV system in RV parks	\$60,000		2024-2026		System is 13 years old, does not work well with todays TV sets, and parts are difficult to located	OP Funds	Completed	

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SB	The GFI Breakers have all been purchased, moving towards installation	\$115,000	N/A	2021-22	0	The supply chain has caused some issues, but project is currently underway.	OP Funds	As part of replacing the load centers on South Beach Marina, the Port decided to also replace the breakers in the power pedestals with GFI breakers. Project is	Completed	
SB	Fillet Tables	\$130,000	N/A	2022-23	3	Tables are over crowded and we need to add capacity	Op Funds/Grants	We recently received a grant from Business oregon for about \$47K out of \$175K to be used for the fillet tables. One table is completed and the other should be completed by end of Spring/early Summer.	Completed	
CM	PD7 Interim improvements prior to reconfiguration /replacement: Miscellaneous float and pile improvements	\$250,000	2019-22	2022-23	1	Some of the repairs are crucial to keep PD7 in operations until replacement.	OP FUNDS	Completed	Completed	
CM	Sediment Sempling	\$1,200,000		2024-25		This work was necessary to move forward with PD7 planning and dredging			Completed	

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CM	Section 107 deepening of Commercial Docks Feasibility Study	\$450,000		2021-25		This work was necessary to move forward with PD7 planning and dredging			Completed
CM	Forklift has passed it's replacement cycle based on hours used.	\$60,000	N/A	2022-23	1	We deferred purchase of a new lift for 2 years; our forklifts in the Marina are heavily used and they must be reliable to keep the hoist dock working. We are well over the 6,000 limit for replacement on two forklifts	Op Funds/Grants	Purchased in FY 2022-23, received new forklift on 09MAY 2023. The Port received a grant from Business Oregon that allowed us to order an additional \$128K fork lift that will mainly reside at the Terminal.	Completed
CM	Replace pilings at Swedes Dock	\$215,000	N/A	2024-24	1	The Dock is at the end of its service life and in need of replacement	Op Funds	Emergency piling replacement was completed during winter 2021-22. Other piling replacement, removal of boathouse, and dock replacement will take place alongside progression of PD7 replacement.	Completed
NOAA	Replace aging vehicles with high mileage	\$31,000	N/A	2022-24	3	Vehicle breakdowns could cause Operational issues	Op Funds	Completed	3
NOAA	Dredge NOAA's Berth	\$1,099,000	N/A	2022-23	1	We have an obligation to dredge NOAA. We have skipped this year, but will be required to dredge in the following year.	Op Funds	Dredging was completed outside in-water work at about \$1.1 million.	Completed

Criteria Used to evaluate and group Projects:									
	0. Project Underway, continuation or completed								Completed
	1. Large adverse affect on operating revenues, and\ or has a large adverse affect high paying jobs in district								Underway
	2. Moderate to small adverse affect on Operating revenues and/or impacts lower paying jobs in the district								Budgeted
	3. Improves overall operations, resulting in a better port, with better services, may or may not impact jobs								
	4. No impact to operations, does not generate revenue								
Admin	Build a new building for administrative staff and commission meetings	\$2,400,000	N/A	2021-23	0	Although this was not originally included on the Strategic Business Plan, the project has been discussed and even planned in a couple occasions, because the need to replace a temporary building that is now almost 10 years old.	Loan/Op Funds	Completed	Completed
343 SW Bay Blvd Removal	Emergency Building and Dock Removal	\$200,000	N/A	2021-23	0	The building was removed due to safety issues. We are hoping to remove the dock as a mitigation project.	Op Funds	Completed emergency removal of building atop the pier, and sold the property	Completed