

COUNTY OF SAN MATEO
Parks Department



DATE: May 17, 2016

COMMISSION MEETING DATE: June 2, 2016

TO: Parks and Recreation Commission
FROM: Ed Hallett, Harbormaster, Coyote Point Marina
SUBJECT: Marina Activities Report

RECOMMENDATION

Read report.

BACKGROUND

This report covers Marina activities since the Commission's April 2016 meeting.

DISCUSSION

Marina Soundings

A request for proposals went out in March for services to survey the Coyote Point Marina. PLS Survey was the low bid for the project and was selected to perform the work. The hydrographic survey (a map of the current depths in the Marina) was completed on April 27, and will be helpful in planning our next dredging episode. The easy to read color-coded soundings will also allow Marina tenants to reference the shallow and shoaled areas. The survey will also be compared to the last survey done for the Marina in 2010 to determine the rate of siltation since the last dredging episode. A large copy of the survey is available for reference at the Harbor Office.

Dredge Engineering and Consulting

Request for proposals seeking marine engineering services for the next episode of dredging were sent out early April. Three proposals were received by the April 20, 2016 deadline. The County selected TranSystem Engineering with a bid of \$153,302. TranSystem has previously done excellent work with the County and was responsible for the engineering and management of our last dredge project in 2010, very similar to the next episode scheduled for the summer of 2017. TranSystem will be responsible for the design, plans, and permits for the project. They will also assist in selecting and managing the dredging contractor for the project.

2016 Berth Rate Survey

For the past 30 years, the Coyote Point Marina has conducted a berth rate survey of Bay Area marinas. The survey takes an average of both public and private marinas and compares them from lowest to highest rates. While the information is useful to other marinas and for us for a variety of purposes, its main purpose is to provide information to the California Division of Boating and Waterways as a requirement of our loan agreements, demonstrating we have “established charges” which are reasonable and not exorbitant. Historically, Coyote Point Marina has maintained rates very near the average rate of the public marinas and lower rates than the combined private and public marinas that participate.

A total of 44 marinas participated in the survey this year. Of the 44 marinas, 27 were private and 17 were public. Rates per foot ranged from a low of \$5.09 to a high of \$14.27. The average rate for the 44 marinas was \$8.84 per foot. The average rate for the 27 private marinas was \$9.36 per foot. The average rate for the 17 public marinas was \$7.96. Coyote Point Marina’s rate of \$7.75 was slightly lower than the public average of \$7.96 per foot and \$1.09 less than the average rate of all marinas combined.

Coyote Point Marina Financial Information including Occupancy Rate (information prepared by Eduardo Castillo)

	FY14/15 (Actuals)	FY15/16 (Projected)	FY16/17 (Budget)
Revenue	1,611,729	1,030,630	1,100,400
Fund Balance	728,139	1,265,595	1,296,720
Operating Expenses	1,074,273	999,505	1,670,400
Percentage of Slips Occupied	75%	75%	
Dock 29 Loan Balance (4.5% Interest Rate) (30 yrs)	1,919,145	1,887,706	1,855,339
Dock 29 Loan Payment	18,441	69,776	119,254
30 Years Loan (1996) (4.5% Interest Rate) Payments	54,137	54,137	54,137
Capital Projects	Dock 29/ Fuel Dock	Marina Dredging	Marina Dredging