

Pillar Point Harbor Launch Ramp, Boat Rinse Station, & ADA Restroom Project



April 2025



moffatt & nichol

Image Source: California Coastal Records Project, 2024

Objectives

- Address aging and deteriorated features identified in previous condition surveys:
 - Boarding Floats
 - Restroom
 - Roadway Pavement
- Improve Existing Facilities:
 - Boat Rinse system and water treatment
 - Replace & Relocate the fish cleaning station
- Provide ADA accessible routes

Anticipated funding by the Division of Boating and Waterways (DBW)



Proposed Improvements

The following repairs and improvements are proposed:

- Launch Ramp – precast and cast-in-place concrete
- Boarding Floats
- Boat Rinse Stations
- Infiltration Basin
- Public Restroom & Fish Cleaning Station
- Asphalt Concrete Overlay
- Accessible Routes:
 - To/From accessible vehicle parking to the restroom and launch ramp
 - To/From restroom to launch ramp (east boarding float abutment)
 - Crosswalk from east abutment to west abutment
 - To/From east boarding float abutment to coastal trail



Project Elements – Existing vs Proposed



Top of Abutment

End of Ramp

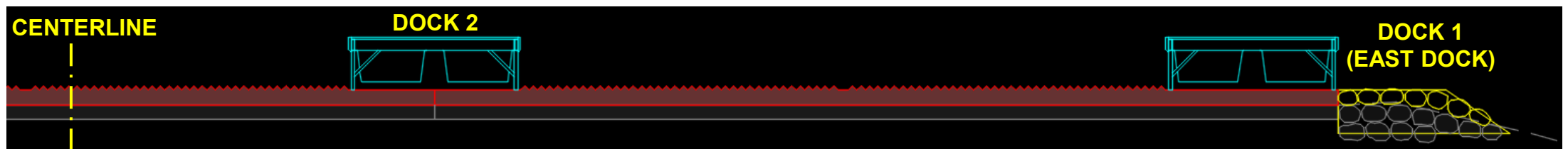
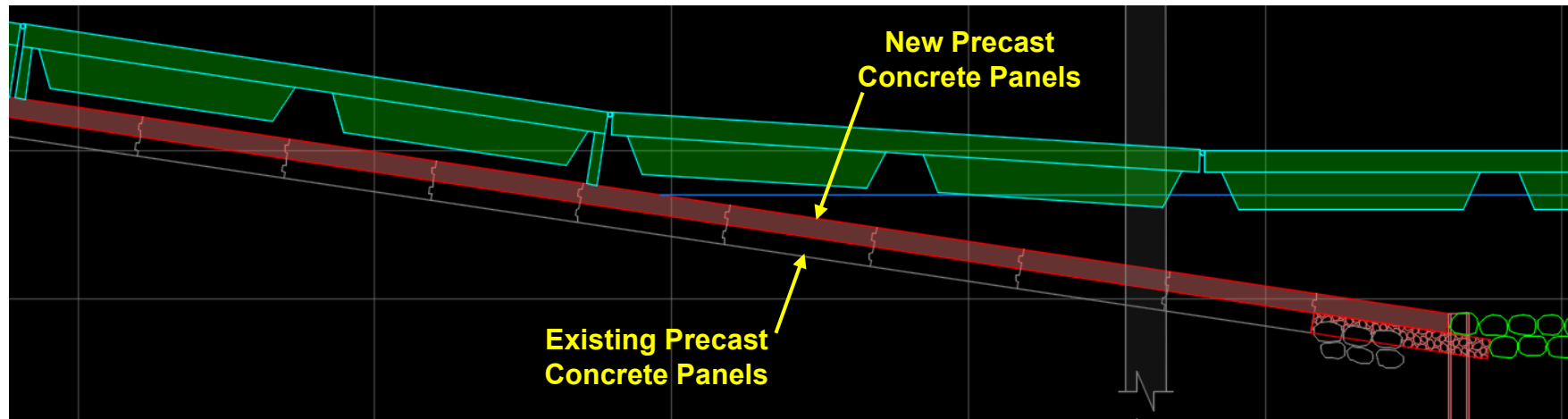
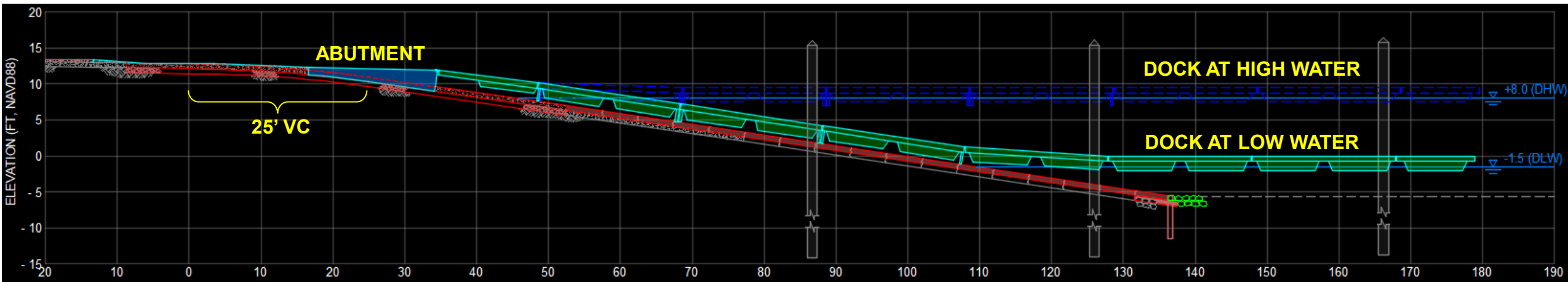
End of Docks

Launch Ramp

- **Precast Concrete panel overlay for lower portion**
 - Bottom extended by 5-ft to meet DBW depth guidelines.
 - Some panels must be custom-sized to fit around existing guide piles.
 - Sediment accumulation at the foot of the ramp will be removed if needed.
- **Cast-in-Place (CIP) Concrete for upper portion of launch ramp.**
 - Ramp vertical curve moved landward.
 - Trench Drain moved to upper end of new vertical curve.
 - Crosswalk immediately landward of new Trench Drain.



Launch Ramp & Docks



Boarding Floats

- **Existing Concrete Piles will remain in place**
 - Piles to be cleaned and epoxy-coated to extend service life
- **New Abutments**
 - Moved 15-ft landward of existing abutments (and at higher elevation) to provide accessibility.
- **New aluminum-framed boarding floats**
 - End of boarding float approximately the same as existing.
 - Additional dock modules needed due to abutments moving landward/upward



Accessible Public Restroom

- Four (4) Unisex units will be provided.
- Each unit will have an exterior lockable door.
- New Restroom will be pre-fabricated CMU on concrete foundation slab.
- Toilet, sink, hand dryer in each unit.
- Utilities replaced as needed.



Finish Options



Upper Wall

- Board & Batten
- Painted

Upper Surface

Smooth CMU

Wainscot

Split Face CMU
(different color)

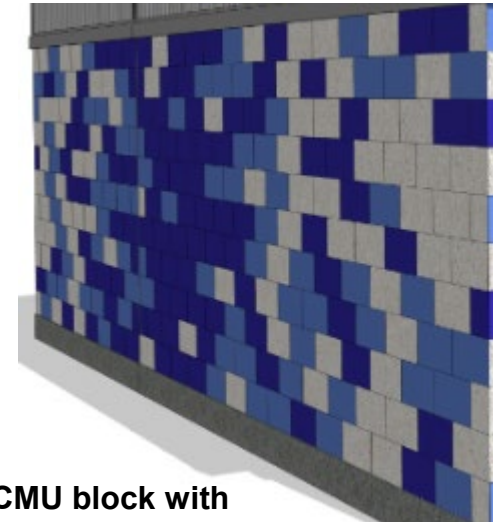


Custom Tile Options



Wave Theme – match bike rack (Mavericks) theme

Tile Wainscot
(no waves) on
Building Front



CMU block with
integral tile facing

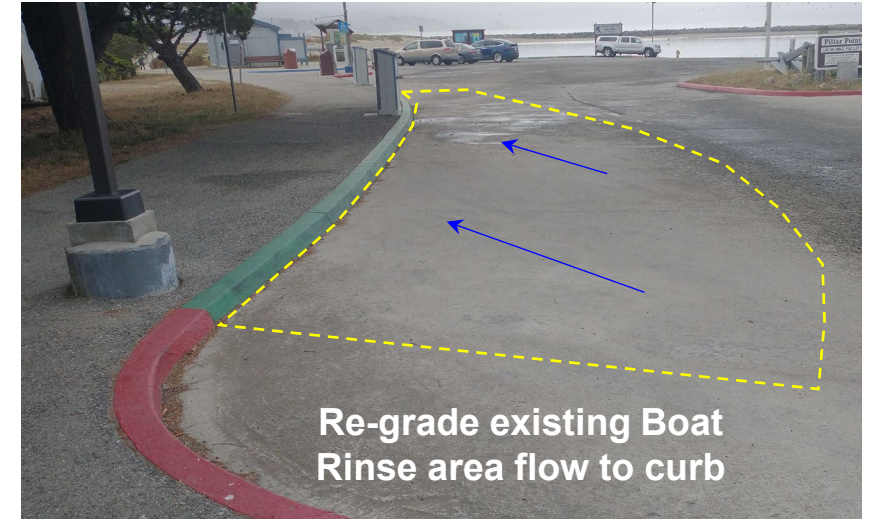
Mosaic Tile



Improved Boat Rinse Station



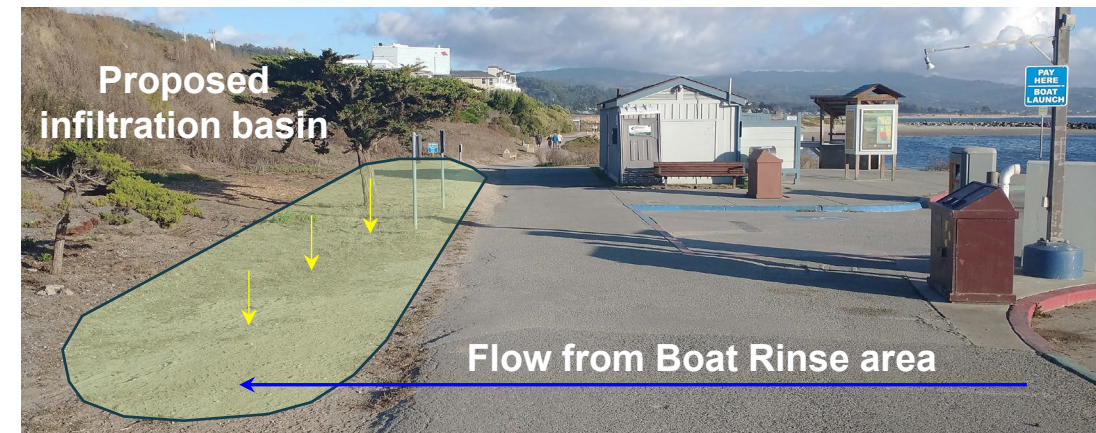
- **New Boat Rinse Area:** Flows to new basin
- **Infiltration Basin:** geoweb and sand infill
- **Pay Stations:** credit card with one hose bibb each.



Existing
Coin-Operated

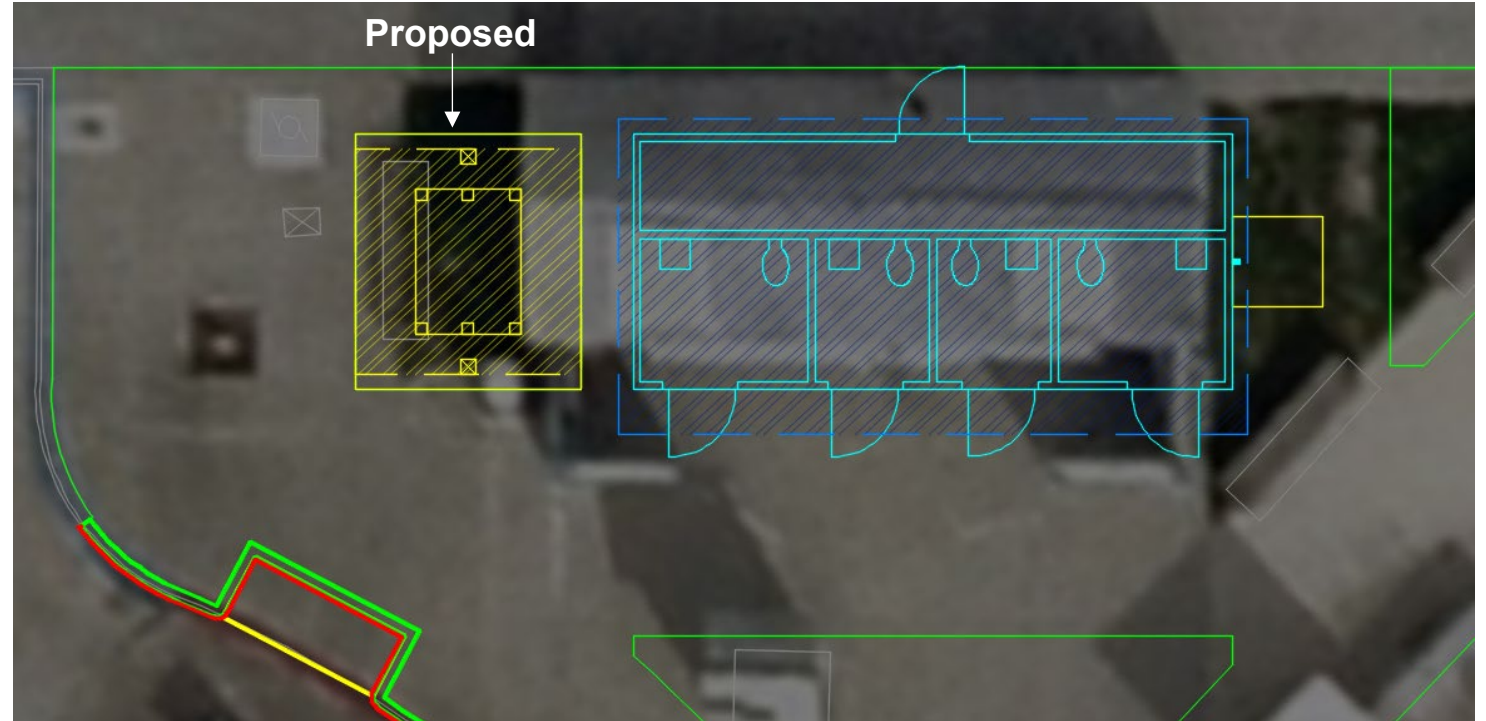


New Credit Card
Rinse Station



Fish Cleaning Station

- Remove Existing
- Relocate from shoreline to west of Restroom



Fish Cleaning Station

- New Steel Canopy
- New Fish Cleaning Table
 - Plastic Lumber Frame
 - Two or Four overhead spray heads
 - Stainless Steel or HDPE Table Surface
 - Drains to existing lift station
 - Solid Waste goes in existing dumpster



PPH Fishing Pier
Fish Cleaning Table

Site Furnishings

- **Bench Seating** – precast concrete
- **Bike Rack** – wave theme
- **Water Fountain** – near restroom
- **New Dark Sky Floodlights**
- **Project Sign** – DBW/SMCHD



Accessible
Fountain



Precast
Concrete Bench



Floodlight
(Dark Sky)



Wave-themed
Bike Rack

Signage

- Informational Signage – modern, low-height



Existing Shoreline
Signage



Existing
Information Kiosk



Proposed
Signage

Trailer Parking

Launch Ramp

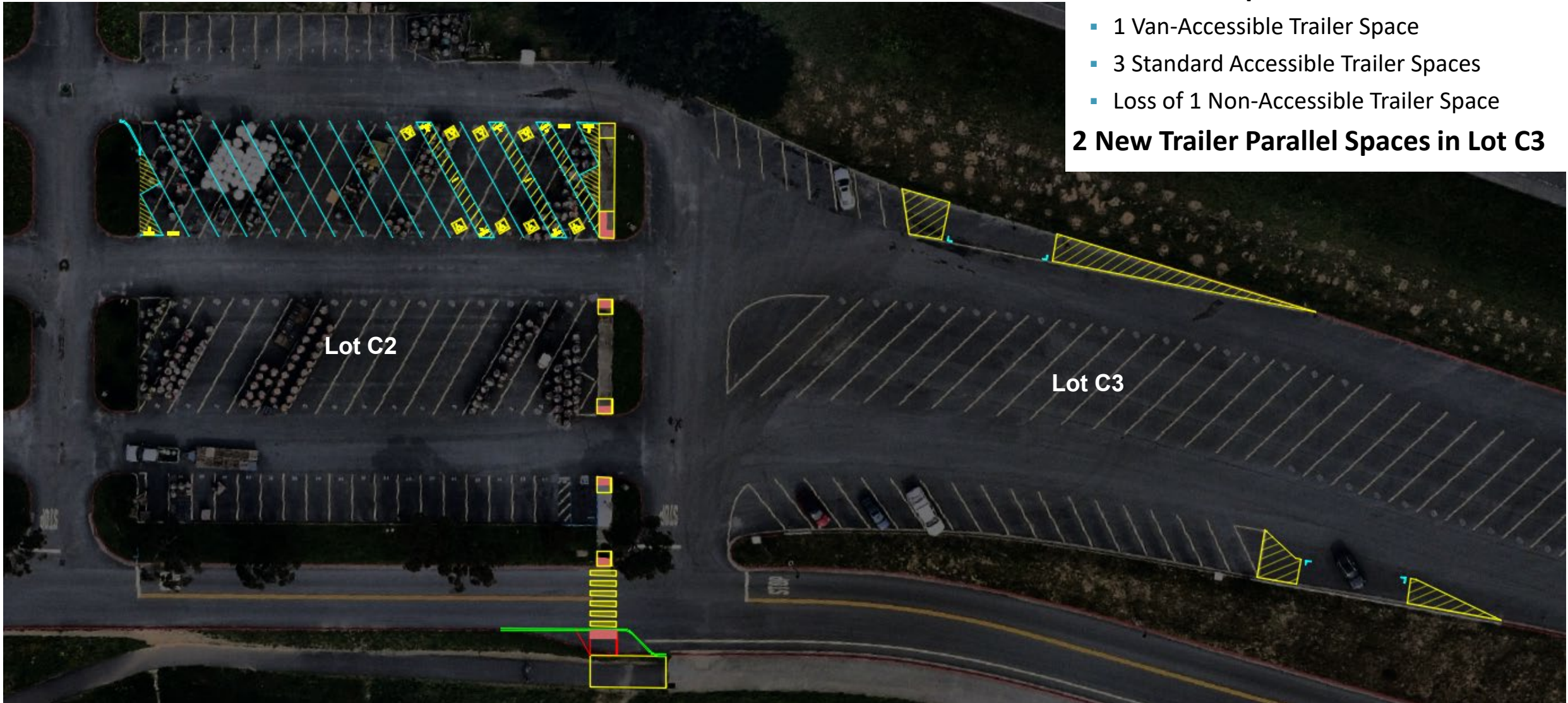
5 Total Accessible Spaces:

- 1 Accessible Trailer Parallel Space at Launch Ramp
- 4 Accessible Trailer Spaces at Lot C2



Trailer Parking

Lot C



4 Accessible Spaces at Lot C2:

- 1 Van-Accessible Trailer Space
- 3 Standard Accessible Trailer Spaces
- Loss of 1 Non-Accessible Trailer Space

2 New Trailer Parallel Spaces in Lot C3

60% Design Cost Estimate

Engineer's Estimate 2025

Item	Bid Description	Qty	Units	Unit Price	Total
1	MOBILIZATION & DEMOBILIZATION	1	LS	\$ 293,000	\$ 293,000
2	DEMOLITION	1	LS	\$ 573,000	\$ 573,000
3	SEDIMENT REMOVAL	100	CY	\$ 150	\$ 15,000
4	FLOATING DOCKS	4640	SF	\$ 250	\$ 1,160,000
5	LAUNCH RAMP - PRECAST CONCRETE PANELS	255	CY	\$ 1,800	\$ 459,000
6	LAUNCH RAMP - CAST-IN-PLACE CONCRETE	135	CY	\$ 1,090	\$ 147,150
7	RAMP ABUTMENTS	48	CY	\$ 2,000	\$ 96,000
8	ROCK SCOUR APRON	202	TON	\$ 220	\$ 44,440
9	LAUNCH RAMP TRENCH DRAIN	106	LF	\$ 448	\$ 47,488
10	CURB	170	LF	\$ 60	\$ 10,200
11	CURB & GUTTER	30	LF	\$ 87	\$ 2,610
12	CONCRETE SIDEWALK	4679	SF	\$ 32	\$ 149,728
13	ASPHALT CONCRETE	327	TON	\$ 506	\$ 165,462
14	PAVEMENT MARKINGS & WHEELSTOPS	1	LS	\$ 16,000	\$ 16,000
15	RESTROOM	1	LS	\$ 472,400	\$ 472,400
16	INFORMATION SIGNS	8	EA	\$ 1,200	\$ 9,600
17	BENCHES	4	EA	\$ 2,000	\$ 8,000
18	BOAT RINSE STATION	1	LS	\$ 21,000	\$ 21,000
19	INFILTRATION BASIN	1	LS	\$ 70,100	\$ 70,100
20	FISH CLEANING STATION	1	LS	\$ 45,000	\$ 45,000
21	ELECTRICAL SYSTEM	1	LS	\$ 44,600	\$ 44,600
22	EXTERIOR LIGHTING	1	LS	\$ 36,000	\$ 36,000
23	FIRE WATER SYSTEM	1	LS	\$ 27,800	\$ 27,800
24	ENTRANCE SIGN	1	LS	\$ 15,000	\$ 15,000
25	CONCRETE PILE SEALANT	1	LS	\$ 28,800	\$ 28,800
Base Bid Subtotal					\$ 3,957,378
Project Subtotal					\$ 3,957,378
Contingency				20%	\$ 792,000
Project With Contingency					\$ 4,749,378

2023 DBW Feasibility Estimate

Table 1: Cost Estimate, Pillar Point Harbor Boat Launching Facility	
CONSTRUCTION COSTS	
Mobilization/Demobilization	\$ 300,000
Concrete Boat Launch Ramp	800,000
Pile-Guided Boarding Floats	400,000
Parking Area	300,000
Accessible Parking and Path of Travel	75,000
Trench Drain	25,000
Restroom	400,000
Boat Wash Station	250,000
Fish Cleaning Station	50,000
EV Charging Infrastructure	6,000
Project Credit Sign	20,000
Construction Subtotal	\$ 2,626,000
NON-CONSTRUCTION COSTS	
Construction Variance* 15%	\$ 393,900
Escalation 20%**	525,200
DBW Contingency* 10%	262,600

DBW Construction Cost:

\$ 3,807,700

Questions?



Finish Options



Upper Wall

- Stucco



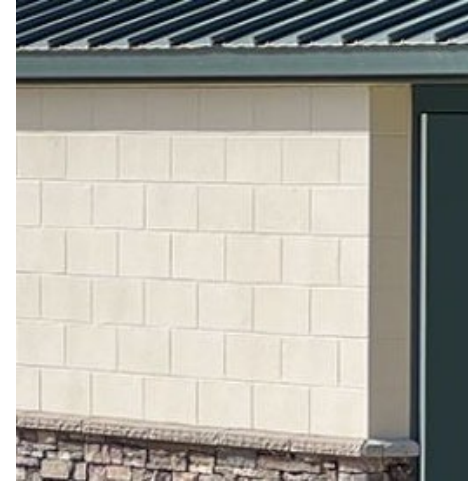
Upper Wall

- Board & Batten



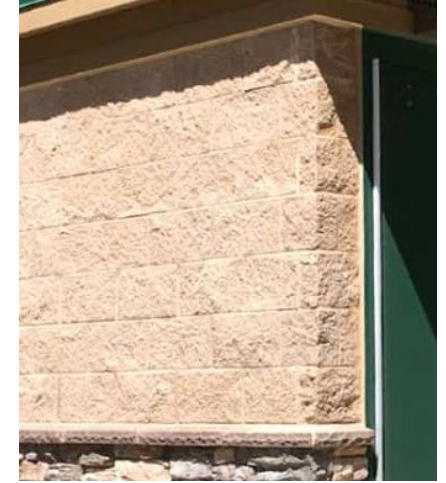
Upper Wall

- Siding



Upper Wall

- CMU Smooth



Upper Wall

- CMU Spilt Face



Wainscot

- Cultured Stone



Wainscot

- Cultured Stone



Wainscot

- Cultured Stone



Wainscot

- CMU