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## **DAVIES BOAT LAUNCHING FACILITY FEASIBILITY REPORT**



**Existing Boat Launch Ramp**



**Existing Parking Area**

**City of Long Beach  
\$6,000,000 Grant**

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### **SUMMARY**

The Boating and Waterways Commission (Commission) is being asked to provide Advice and Comment on the City of Long Beach's (City) request for a \$6,000,000 construction grant from the Harbors and Watercraft Revolving Fund (HWRF) for improvements to the Davies Boat Launching Facility (BLF) at Alamitos Bay.

The proposed grant would construct the following improvements: replace the existing seven-lane concrete v-grooved boat launch ramp to meet current design standards, replace the concrete apron, add slope protection along the water's edge of the BLF, replace the restroom, overlay and restripe the parking area, replace the boat wash station, waste enclosures, site utilities, site lighting, install a fish cleaning station, and project signage.

There are no expected problematic financial, engineering, permitting, stakeholder, or public access issues associated with this project.

The Department of Parks and Recreation, Division of Boating and Waterways (DBW) seeks Commission Advice and Comment on this proposed \$6,000,000 Harbors and Watercraft Revolving Fund construction grant to the City of Long Beach for the Davies Boat Launching Facility improvements described in this November 17, 2022, Feasibility Report.

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### **GRANT APPLICANT AND PREVIOUS COMMISSION ACTION**

#### **Grant Applicant**

The grant applicant for this project is the City of Long Beach, which would be responsible for operating and maintaining the proposed boat launching facility for 20 years after construction. The City's Parks, Recreation, and Marine Department currently operates and maintains the Davies BLF.

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## Commission Site Visit

Boating and Waterways Commission members completed an official site visit to the Davies BLF on November 17, 2022, as part of the Commission tour.

## Previous Commission Action and DBW Grant Awards at Davies BLF

In FY 1993/94, the Commission approved a Phase I Grant of \$500,000 to fund improvements to Davies BLF. Phase I included concrete paving of the apron area at the top of the ramp, replacement of the restroom with a new ADA accessible restroom, construction of a vehicle-trailer wash down area, landscaping, and irrigation.

In FY 1998/99, the Commission approved a Phase II Grant of \$450,000 to fund improvements at Davies BLF. Phase II included identifying and repairing the most severely eroded sections of shoreline at the launch ramp and along the parking lot, repairing cracked and sunken portions of the existing launching ramp, slurry sealing and restriping the parking area, installing an electronically operated sign at the facility entrance, and replacing the worn swing entrance gate and security anti-backup device.

In FY 2018/19, the Commission approved a \$300,000 planning grant that completed designs, permits, and establishment of an engineer's estimate of probable construction costs for improvements at the Davies Boat Launching Facility.

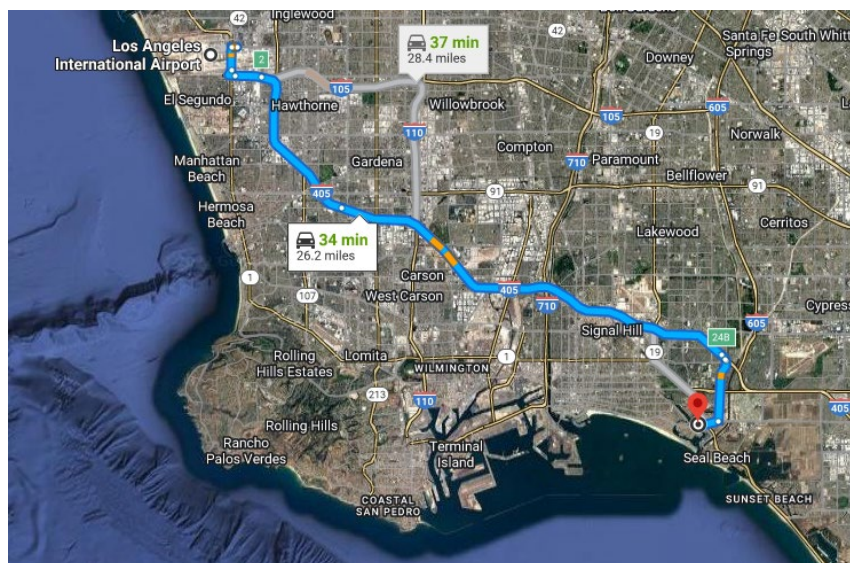
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## GENERAL LOCATION AND AREA

### Location

Davies BLF is located on the east side of Long Beach, just below the Davies Bridge. The entry to the launch ramp is located at 6204 Marina Drive near the intersection of Pacific Coast Highway and Second Street.

Access to the BLF is via Interstate 405 South from the Los Angeles International Airport to Long Beach (20.5 miles). Take exit 24B for Studebaker Road and keep right at the fork continue for 0.2 miles before merging onto N Studebaker Rd (2.9 miles). Use the right 2 lanes to turn right onto E. 2<sup>nd</sup> Street, then turn right onto E. Marina Drive (0.6 miles). Turn left to stay on E. Marina Drive for 0.1 miles before arriving at Davies BLF, 6204 E. Marina Drive, Long Beach, CA 90803.



Source: Google Maps

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## Area

Established February 18, 1850, Los Angeles is one of California's original 27 counties. With 4,084 square miles, Los Angeles County (County) has one of the largest populations of any county in the nation with nearly 10 million residents it accounts for approximately 27 percent of California's population. The County borders 70 miles of coast on the Pacific Ocean and encompasses mountain ranges, valleys, forests, islands, lakes, rivers, and desert.

Numerous major industries define the economy of the County, including international trade supported by the County's two main seaports, Port of Los Angeles and Port of Long Beach. Together these ports handle over 25 percent of all container traffic entering the United States, making the complex the largest and most important port in the country, and the third-largest port in the world by shipping volume.

The County also includes over two dozen public BLFs located in various cities that contribute to the local economy with five located in the City of Long Beach. Three of the five launch ramps: Davies BLF, Marine Stadium Ramp, and South Shore Launch are for motorized vessels. Clairemont Launch and Granada Launch are for small sail vessels and personal watercraft.

The City of Long Beach is in Los Angeles County. It is the seventh largest city in California with a population exceeding 460,000. Long Beach is a Southern California Coastal City that encompasses an area of nearly 50 square miles. The Marine Stadium and Davies boat launches are the only public BLFs located in Alamitos Bay.

Alamitos Bay is an inlet leading to the Pacific Ocean's coast in the City of Long Beach. Alamitos Bay's features include the Marine Stadium venue for rowing and water skiing, the Naples Island waterfront/canal consisting of three residential neighborhood islands, Alamitos Bay Marina, and several popular beaches such as Bay Shore, Mother's Beach, and Peninsula Beach.

Located in Alamitos Bay, Davies BLF plays an important part in the economic, tourism, and recreational aspects of Southern California. The location of Davies BLF is close to the harbor opening, making this the preferred launch facility in the area.

Other boat launch ramps in the area servicing Long Beach boaters are:

- Davies Boat Launch – in Alamitos Bay
- Marine Stadium Ramp (0.5 miles) – in Alamitos Bay
- Claremont Launch (1.8 miles west) – available for beach launch only
- Granada Launch (2 miles west) – available for beach launch only
- South Shore Launch (7 miles east) – outside of Alamitos Bay

## Usage

Davies BLF is a public boat launch ramp near Alamitos Bay Marina and is open 24 hours/day, year-round. With approximately 40,000 trailered boats launched from Davies BLF annually, this facility features seven launch lanes, 185 parking spaces, restrooms, and a boat wash station. The facility supports recreational sailing, powerboating, water-skiing, fishing, and youth competitions. Local law enforcement and various branches of the U.S. Military also regularly use the BLF for training activities. According to the City, other than a few non-motorized trailered sailboats, there are minimal non-motorized activities at this facility. Non-motorized boaters typically launch from either Marine Stadium Ramp, Clairemont Launch, Granada Launch Ramp, or along the waterfront on the ocean and sandy areas of Alamitos Bay.

The existing seven-lane boat launch ramp can facilitate over half a dozen boats at a time, making it very popular in the summer. The nearby loading docks help keep boat launches moving when Davies BLF is crowded. The BLF receives heavy traffic and often reaches full capacity every day between April and October, especially when the fishing is good.

In 2017, Los Angeles was awarded the 2028 Summer Olympic Games and the City of Long Beach will have a role in the upcoming games. The upcoming international event is scheduled to take place from July 14 to July 30, 2028, in Los Angeles, California. It is expected that the Long Beach waterfront will become a waterfront sports park, hosting a variety of sports and events including BMX, water polo, sailing, marathon swimming, and triathlon events. An improved Davies BLF will be used to launch vessels participating in ocean events.



Source: Google Maps

### Existing Conditions

Davies BLF was originally constructed with City funds in 1965. In 1992, the City invested \$335,000 to replace the concrete boat launch ramp while DBW invested a two-phased grant of \$500,000 in 1993 and \$450,000 in 1998 for various other improvements to the facility. However, the existing facility is showing significant signs of deterioration.

The existing seven-lane launch ramp is cracked and worn and may pose a safety issue for boaters in the near future.

The existing pile-guided boarding floats and gangway are in good condition. The boarding floats are located parallel to the shore on the north side of the ramp and are mainly used by boaters for loading guests and equipment. The City recently replaced the decking.

The existing concrete block restroom building is dilapidated. The steel toilet partitions have rusted and deteriorated over the years, and the building does not meet barrier-free ADA access requirements.

Davies' parking area is in disrepair, with deteriorated paving, worn stripping, poorly marked driving areas, limited lighting, and a lack of ADA compliant spaces. The existing layout for 185

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vehicle-trailer vehicle parking is difficult to access for vehicle with trailers. The City believes that the most effective, functional, and compliant layout allows for 150 total vehicle-trailer stalls.

Davies BLF does not have a fish cleaning station, leaving boaters without a place to clean fish or to dispose of fish waste.

The boat wash down station and waste enclosures are dilapidated and need replacement.

The City's Parks, Recreation, and Marine Department provides maintenance of the existing facility. The City is committed to operate and maintain the boat launching facility for 20 years after construction is complete.

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## **PROJECT DESCRIPTION**

The proposed grant would fund construction costs to update the existing Davies BLF at Alamitos Bay.

### **Proposed Project Scope**

#### **Concrete Boat Launch Ramp**

Replace the deteriorated concrete boat launch ramp and apron with a new concrete, v-grooved boat launch ramp and concrete apron to accommodate seven lanes at 16' wide per lane.

#### **Slope Protection/Revetment**

Repair and install missing riprap along the water's edge of the entire BLF.

#### **Pile-Guided Boarding Float and Gangway**

The existing pile-guided boarding float and gangway that are positioned parallel to the water's edge of the parking area are in good condition. The planning grant included designs of the pile-guides, boarding floats, and gangway for the City to use in the future when replacement is required. The pile-guided boarding floats and gangway are not included in this construction grant.

#### **Parking Area**

Pave and stripe the deteriorated parking area to include at minimum of 150 vehicle-trailer parking stalls, 14 single-vehicle parking stalls, and accessible parking stalls.

#### **Restroom**

Replace the existing concrete block restroom with a new restroom with a minimum of six-unit unisex restrooms that meet ADA requirements.

#### **Boat Wash Station**

Demolish the existing dilapidated boat wash station and install a new 4-lane boat wash station.

#### **Fish Cleaning Station**

Install a new fish cleaning station in close proximity to the existing boat launch ramp.

#### **Entrance, Automated Pay Entrance Kiosk, and Path of Travel**

Construct an entrance gate, automated pay entrance station, and an accessible path of travel between the accessible parking stalls to the restroom, fish cleaning station, the top of the boat launch ramp, and to the boarding floats.

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## **Waste Enclosures and Disposal Containers**

Remove the existing dilapidated waste enclosures and install two new waste enclosures.

## **Site Lighting**

Remove the existing outdated site lighting and install new site lighting to improve safety at the facility after dark.

## **Utilities**

Install landside fire, potable water, sewer, and electrical for the facility, to include electric vehicle charging stations. The California Coastal Commission is requiring the project include an electric vehicle charging stations. This will be funded by the City.

## **Landscaping**

Provide landscaping improvements and irrigation as required by permitting agencies.

## **Project Signage**

Install directional signage at the facility and a new concrete project credit sign giving credit to the Harbors and Watercraft Revolving Fund for funding the project.

## **Cost Estimate**

The City estimates the project cost total as currently proposed is \$6,000,000. Table 1 (see below) identifies the current cost estimate. This estimate includes a contingency budget (10% of the construction subtotal) to supplement any unforeseen construction expenses that may occur during the construction process that affect the approved scope items.

<b>Table 1: Davies BLF Project Cost Estimate</b>	
<b>CONSTRUCTION SCOPE</b>	<b>COST ESTIMATE</b>
Mobilization/Demobilization	\$ 300,000
Concrete Boat Launch Ramp	939,905
Slope Protection/Revetment	585,000
Parking and Striping	1,090,000
Restroom	420,000
Boat Wash Station	257,000
Fish Cleaning Station	50,000
Entrance Gate, Automated Entrance Kiosk, and Path of Travel	160,000
Waste Enclosure and Disposal	90,000
Site Lighting	285,000
Utilities (Landside Fire, Water, Electrical, and Sewage Systems)	460,000
Landscaping (Required by Permits)	90,000
Signage	35,000
<b>*Construction Subtotal</b>	<b>\$ 4,761,905</b>
<b>NON-CONSTRUCTION SCOPE</b>	
*Escalation **10%	476,190
*DBW Contingency 10%	476,190
*Engineering 1%	47,619
*Inspection 5%	238,095
<b>Non-Construction Subtotal</b>	<b>\$ 1,238,095</b>
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$ 6,000,000</b>
Source = City of Long Beach Grant Application dated January 2022 100% Cost Estimate	
*Percentages are of the Construction Subtotal	
<i>**5% per year for 2 years = 10% escalation</i>	

### Project Status

The project's plans and cost estimate have been completed to the 100% design level (see Davies BLF Design) on pages 10 and 11.

### Timeline

If approved, the City anticipates the construction to be complete by February 1, 2025.

### Engineering Feasibility

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

### Environmental Impact and Permits

California Environmental Quality Act (CEQA) with a Notice of Exemption has been completed.

The City received permit approvals from the following agencies:

- U.S. Army Corps of Engineers Section 404 Permit
- California Coastal Commission Coastal Development Permit

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- California Regional Water Quality Control Board 401 Water Quality Certification
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## PROJECT METRICS

### Annual Launches

**Current:** According to the City's grant application, the annual number of boat launches at the existing facility is 40,000.

**Future:** The City estimates the annual number of boat launches at the improved facility after construction will increase by 12.5 percent, to 45,000 launches per year.

### Annual User Days

**Current:** Based on the California Boating Needs Assessment study published in 2002, the Davies BLF average for number of users per boat at the South Coast is 3.79. Therefore, the estimated annual number of user days at Davies BLF is 151,600 (annual launches \* users per boat).

**Future:** DBW estimates that the annual user days for this facility will increase by 12.5 percent, to 170,550 annual user days.

### User Day Value

**Current:** The 2018 Boating Needs Assessment Study estimated a base unit day value in Southern California. The unit day value is an established way to measure recreational benefits that boaters gain from the experience of boating on a particular body of water. This value, adjusted for CPI, is currently \$30.42 per user. The total current annual user day value for this facility is approximately \$4,611,672 (user day value \* annual user days).

**Future:** DBW estimates that the total annual user day value for this facility will increase after the facility is constructed by \$576,459 or 12.5%, to \$5,188,131 (user day value \* projected annual user days).

### Benefit-Cost Ratio

A common method used in the analysis of investments is to establish net present value of the benefits and costs associated with a project. If the Benefit/Cost ratio exceeds "1" then the investment, weighed against available investment alternatives, is worthy of consideration from a financial perspective. The results of this analysis are as follows:

**Benefit:** The total benefits over the 20-year life of the project are estimated to be \$17,658,420.

**Cost:** Net costs over the 20-year grant period are estimated to be \$15,708,910.

**Ratio:** Assuming a total project cost of \$6,300,000 (\$6 million + previous planning grant of \$300,000) to complete designs, acquire permits, and complete construction, the Benefit-Cost Ratio is 1.12.

### User Fees

The City currently charges a \$12 fee per day for boat launching at Davies BLF and the City does not plan to increase launch fees. The fees include but are not limited to parking and boat launching.

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## **CONCLUSION**

The Department's analysis indicates that this project, as proposed, makes needed improvements, is feasible from an engineering perspective, is cost effective, and increases public safety and access.

## **COMMISSION ADVICE AND COMMENT**

DBW seeks Commission Advice and Comment on the proposed \$6,000,000 HWRF construction grant to the City of Long Beach for improvements *described in this November 17, 2022, Feasibility Report.*



# DAVIES BLF DESIGN ACCESS ROAD & PARKING LAYOUT

