



Appendix A

Project Prioritization Tables

Johnson Pier - End of Pier Expansion

PILLAR POINT HARBOR

Expand end of Johnson Pier to roughly double the usable commercial area at pier to include 9,334 square feet of new pier infill within the bend of the end of pier, a 6,006 square foot new pier extension, a reconfigured fuel dock, and additional hoist for offloading vessels.

TIER 1

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	5	1.5
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	1	0.1
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	5	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		4.3

Shoreline Rock Slope Protection - West

PILLAR POINT HARBOR

TIER 1

The rock slope protection separating the promenade and parking lot areas from the harbor have failed and are in “critical” condition and in need of immediate repairs for approx. 650 LF between the west harbor jetty and the harbor interior bulkhead wall.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	5	0.5
Prioritization Score		4.2

Fuel Dock

Fuel dock is in “critical” condition with many cleats are damaged or missing, the deck is worn, and the dock is tilting possibly due to loss of foam in the open top floatation tubs. Replacement includes only floating fuel dock and mechanical and dock appurtenances.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	5	1.5
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		4.2

Tenant Row Restrooms

Tenant row building restrooms.

PILLAR POINT HARBOR

TIER 1

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	5	1.5
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		3.9

Landscaping/Invasive Species Removal

PILLAR POINT HARBOR

TIER 1

The landscaping is currently considered to be in “poor” to “serious” condition, priority of improvements to the existing landscape areas is dependent on where in the facility the green space is relative to pedestrian high-traffic areas and scenic overlooks.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	4	0.4
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		3.7

Tenant Row Building

The tenant row building was noted to be in “poor” condition structurally and interior upgrades are the responsibility of the tenants.

PILLAR POINT HARBOR

TIER 1

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	5	0.5
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		3.7

East Restroom (by Launch Ramp)

PILLAR POINT HARBOR

The exterior doors and finish of the restroom building is worn and appears to be in “poor” condition.

TIER 1

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	3	0.6
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		3.6

Launch Ramp Parking Lot and Roadway

PILLAR POINT HARBOR

TIER 1

Asphalt concrete roadway from the launch ramp and the boat trailer parking area is heavily degraded and considered to be in “serious” condition. Use of an alternative salt water resistant pavement surface and proper drainage is recommended.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	3	0.6
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		3.6

Johnson Pier - Support Piles and Pile Bents

PILLAR POINT HARBOR

TIER 1

The majority of piles and pile bents are in “good” condition. Some of the reinforced concrete beams (or bents) supporting portions of the deck at the end of the pier were noted to be in “poor” condition and in need of repair due to overstressing by excessive loading.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	1	0.1
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	5	0.5
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		3.4

Wooden Public Dock (along bulkhead)

PILLAR POINT HARBOR

The existing wooden 6' wide by 60' long public dock serving the public hoist along the bulkhead wall was observed to be in "serious" condition.

TIER 2

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	4	0.4
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		3.3

Wooden Public Dock (along bulkhead)

PILLAR POINT HARBOR

The existing wooden 6' wide by 60' long public dock serving the public hoist along the bulkhead wall was observed to be in "serious" condition.

TIER 2

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	4	0.4
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		3.3

Johnson Pier Roadway

PILLAR POINT HARBOR

TIER 2

The Johnson Pier roadway from Pillar Point Harbor Boulevard appears to be in “poor” condition given the higher frequency of vehicles and traffic loading from commercial vehicles. Approx 18,000 SF of wearing surface overlay.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	3	0.6
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	4	0.4
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		3.3

Parking Lot B

Public Parking Lot B, just north of the Tenant Row Building, and the permit parking lot east of Johnson Pier Road were also observed to be in “poor” condition.

PILLAR POINT HARBOR

TIER 2

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	3	0.6
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	4	0.4
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		3.3

West Trail Shoreline Protection

Environmental benefit, enhancement of safety, and improved access to Mavericks Beach.

PILLAR POINT HARBOR

TIER 2

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	1	0.3
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	5	0.5
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	3	0.3
Prioritization Score		3.3

Pillar Point Habitat Restoration

Pillar Point habitat restoration.

PILLAR POINT HARBOR

TIER 2

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	1	0.3
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	5	0.5
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	3	0.3
Prioritization Score		3.3

Pillar Point Coastal Trail Improvement

Various Coastal Trail improvements.

PILLAR POINT HARBOR

TIER 2

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	3	0.6
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.6
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	5	0.5
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	3	0.3
Prioritization Score		3.3

Pillar Point Boulevard

The remainder of Pillar Point Harbor Boulevard asphalt roadway surface appears to be in “fair” condition.

PILLAR POINT HARBOR

TIER 2

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	3	0.6
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	4	0.4
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	5	0.5
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		3.2

Parking Lot A

Parking Lot A to the west of Johnson Pier Road serves both the public and slip renters, and was found to be in “fair” condition.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	3	0.6
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	5	0.5
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		3.2

Parking Lot C

The adjacent Parking Lot C for recreational vehicle, day use, and trailer parking in the lots on the north side of Pillar Point Harbor Boulevard were observed to be in “poor” condition.

PILLAR POINT HARBOR TIER 2

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	3	0.6
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		3.2

Sidewalks and Promenade

The existing sidewalks and promenade range from “serious” to “poor” condition depending on location. The concrete walking surface appears to be subject to differential ground settlement and/or undermining of the substrate and has been patched and planed down.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		3.1

Johnson Pier Electrical Upgrades

PILLAR POINT HARBOR

TIER 2

The existing electrical infrastructure serving the end of the pier is insufficient for the needs of the tenants. Replace the existing electrical 208V service with 480V power all the way out to the fish buyers buildings.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	5	1.5
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	3	0.6
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		3.1

Dock D

Approximately 35 slips, \$60k - \$80k per slip.

PILLAR POINT HARBOR**TIER 3**

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		3

Dock E

Approximately 34 slips, \$60k - \$80k per slip.

PILLAR POINT HARBOR**TIER 3**

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		3

Dock F

Approximately 57 slips, \$60k - \$80k per slip.

PILLAR POINT HARBOR**TIER 3**

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		3

Dock G

Approximately 58 slips, \$60k - \$80k per slip.

PILLAR POINT HARBOR**TIER 3**

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		3

Dock H

Approximately 58 slips, \$60k - \$80k per slip.

PILLAR POINT HARBOR**TIER 3**

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		3

West Restroom (by Docks A-C)

PILLAR POINT HARBOR

TIER 3

The restroom fixtures, laundry room, roof, soffits and fascia boards, exterior block walls and doors appear to be in “fair” condition. Ramps leading to the showers are not ADA compliant. and the interior ceiling sheathing has fallen down in the women’s room.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	4	0.4
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	3	0.3
Prioritization Score		2.9

Central Restroom (by Johnson Pier)

The restroom fixtures, laundry room, roof, soffits and fascia boards, exterior block walls and doors appear to be in “fair” condition. The ramp on the south side of the restroom doesn't meet ADA requirements, and both of the showers do not have an access ramp.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	4	0.4
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		2.7

Bulkhead Wall - Cap

PILLAR POINT HARBOR

TIER 3

The cast-in-place reinforced concrete cap is in “poor” condition and in need of localized repairs. The cap is exhibiting concrete spalling and cracking in sections of the waterside face of the cap.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	3	0.6
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		2.5

Boat Launch Ramp - Ramp Surface and Boarding Float Docks

PILLAR POINT HARBOR

TIER 3

The existing launch ramp surface and 4 boarding float docks were observed to be in “fair” condition provided regular dredging occurs to maintain the integrity of the boarding float docks and keep them from landing on the harbor bottom.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		2.3

Dock A

Approximately 50 slips, \$60k - \$80k per slip.

PILLAR POINT HARBOR**TIER 4**

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		2.2

Dock B

Approximately 50 slips, \$60k - \$80k per slip.

PILLAR POINT HARBOR**TIER 4**

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		2.2

Dock C

Approximately 50 slips, \$60k - \$80k per slip.

PILLAR POINT HARBOR**TIER 4**

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		2.2

Concrete Guest Dock (along Johnson Pier)

Replacement of the just over 1,080 square foot concrete guest dock along the pier between Docks D and E.

PILLAR POINT HARBOR

TIER 4

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	3	0.6
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		2.2

Bulkhead Wall - Sheet piles

PILLAR POINT HARBOR

TIER 4

The precast concrete sheet piles appear to be in “satisfactory” condition likely due to proper installation, use of high-strength marine concrete with corrosion inhibitors, and sufficient concrete cover over the concrete reinforcing.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	3	0.6
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		2.1

Fish Buyer Building

PILLAR POINT HARBOR

TIER 4

The exterior of the building is worn with the surfaces worn due to being exposed to the elements at the end of the pier, with the concrete walls and several exterior man-doors still showing signs of moderate to severe corrosion.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	4	0.4
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		1.9

Ice House Building

PILLAR POINT HARBOR

TIER 4

The building appears to be in “satisfactory” condition structurally. There were a couple of wood piles underneath the Ice House that appear to be disconnected from the underside of the building support deck, but they appear to be redundant and abandoned a while ago.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	3	0.6
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		1.9

Public Fishing Pier

The pier and access is considered to be in “good” condition.

PILLAR POINT HARBOR

TIER 4

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	1	0.3
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	0	0
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		1.8

Harbor Office Building

The Harbor Office Building was noted to be in “fair” condition provided the building continues to be well maintained.

PILLAR POINT HARBOR

TIER 4

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	0	0
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		1.2

Maintenance Building

PILLAR POINT HARBOR

The maintenance building appeared to be well maintained and was noted to be in overall "fair" condition.

TIER 4

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	0	0
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		1.2

Eastside Lower Parking Lot

The boater parking lot was observed to be in “critical” condition.

OYSTER POINT MARINA

TIER 1

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	5	1.5
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	5	0.5
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	5	0.5
Prioritization Score		4.8

Marina Blvd from Boat Launch Ramp to Trailer Parking Area

OYSTER POINT MARINA

TIER 1

The asphalt roadway from the boat ramp to the trailer parking area is degraded and was observed to be in “poor” condition due to saltwater runoff from trailered boats.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	4	0.4
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	5	0.5
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	5	0.5
Prioritization Score		4.6

Eastide Upper Parking Lot

The upper parking lot was observed to be in “serious” condition due to saltwater runoff from trailered boats.

OYSTER POINT MARINA

TIER 1

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	5	0.5
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	5	0.5
Prioritization Score		4.5

Marina Blvd Remaining Roadway Resurface

The remainder of the Marina Boulevard asphalt roadway surface appears to be in “poor” condition.

OYSTER POINT MARINA

TIER 1

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	5	0.5
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	5	0.5
Prioritization Score		4.2

Landscaping

Landscaping is currently considered to be in “serious” condition. Priority of improvements to the existing landscape areas is dependent on site is redeveloped, and where green space is relative to pedestrian high-traffic areas such as the Bay Trail and scenic overlooks.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	4	0.4
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	3	0.3
Prioritization Score		4.2

Docks 12-14

OYSTER POINT MARINA

TIER 1

Approximately half of the fingers observed to be tilting or twisting beyond acceptable limits for a marina walking surface. It appears that the overall condition of Docks 12 - 14 range from “serious” to “critical” condition, mainly due to the condition and age of the docks.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	5	1.5
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	1	0.1
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	5	0.5
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		3.4

Docks 1-6 - Elevated Gangway Platforms

OYSTER POINT MARINA

TIER 1

The three gangway platforms for Docks 1- 6 are wooden structures supported by metal brackets on reinforced concrete piling, and considered to be in “poor” condition and need to be raised for SLR and match new Bay Trail elevation.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	5	0.5
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	5	0.5
Prioritization Score		3.3

Harbormaster's Office Building

OYSTER POINT MARINA

TIER 2

The building is in "fair" condition however, the wood shake roof is in "serious" condition due to the age and type of roof. During king tide events, the access road to the building has been completely underwater. The access ramp doesn't meet ADA requirements.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	5	0.5
Prioritization Score		3.2

Sidewalk / San Francisco Bay Trail

OYSTER POINT MARINA

TIER 2

The sidewalks from the parking lots to the waterfront and Bay Trail are in "fair" condition. However, the District's portion of the Bay Trail has recently been inundated with up to a few inches of saltwater during king tide events.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	5	0.5
Prioritization Score		3.2

Landslide Utilities - Electrical Switchgear Cabinets

OYSTER POINT MARINA

The electrical switchgear cabinets were observed to be in “serious” condition.

TIER 2

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	5	0.5
Prioritization Score		3.2

Guest Dock 8 Raise Platform

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The relatively new Guest Dock (Dock 8) gangway platform will need to be raised if adjacent land area is raised for sea level rise.

TIER 2

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	3	0.6
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	4	0.4
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	3	0.3
Prioritization Score		3.0

Docks 12-14 Elevated Gangway Platforms

OYSTER POINT MARINA

TIER 2

The gangway platforms for Docks 12 thru 14 are concrete structures supported on reinforced concrete piling, and considered to be in “serious” condition due to the localized cracking and spalling observed in the concrete beams atop the piling.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		2.9

Eastide Restroom 1

OYSTER POINT MARINA

TIER 2

There is some minor corrosion on the doors, but the restroom overall appears to be in “fair” condition.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	4	0.4
Prioritization Score		2.8

Eastside Restroom 2

There is some flaking of paint inside the wet utility gallery, but the restroom overall appears to be in “fair” condition.

OYSTER POINT MARINA

TIER 2

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	4	0.4
Prioritization Score		2.8

Eastide Restroom 3

The restroom overall appears to be in “fair” condition.

OYSTER POINT MARINA

TIER 2

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	3	0.3
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	4	0.4
Prioritization Score		2.8

Shoreline Rock Slope Protection

The rock slopes were observed to be in "fair" condition due to the gentle slope and placement of rock.

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TIER 3

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		2.4

Dock 7

Dock 7 is considered to be in “critical” condition. Removal of Dock 7 and associated guide piles prior to reconstruction of Docks 1 - 6 (or Docks 12-14) may provide additional water area for staging a derrick barge during construction of new docks.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	5	1.5
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		2.3

Seawall - Cap

The cast-in-place reinforced concrete cap is exhibiting concrete spalling and cracking in sections, and varies from “fair” to “poor” condition, with sections of the seawall cap in need of localized repairs.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	3	0.6
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		2.3

Maintenance Building Exterior Repairs/Painting

OYSTER POINT MARINA

The building exterior is in “serious” condition, and recommended to be repainted in the next 5 to 10 years. Repair cladding / corners.

TIER 3

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	5	0.5
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		2.3

Maintenance Building Interior Remodeling

OYSTER POINT MARINA

TIER 3

The roll up and exterior doors were noted to have some minor corrosion, and the interior spaces are worn and recommended to be renovated in the next 5 to 10 years.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	5	0.5
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		2.3

Landside Utilities - Roof

OYSTER POINT MARINA

The roof and the building structure, vacuum pumps and mechanical appurtenances were noted to be in “poor” condition.

TIER 3

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	0	0.0
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		2.3

Public Fishing Pier

The pier is still relatively new and is considered to be in "fair" condition.

OYSTER POINT MARINA

TIER 3

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	5	1
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.02
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		2.3

Navigational Entrance Aids

Navigational entrance aids.

OYSTER POINT MARINA

TIER 3

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	0	0
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	5	1
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	3	0.6
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		2.1

Dock 11 Elevated Gangway Platform

OYSTER POINT MARINA

TIER 4

Considered to be in “poor” condition due to the cracking and spalling observed in the concrete bents atop the piling. Replacement of the platforms or repair of the concrete bents should be a priority within 10 years.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	3	0.3
Prioritization Score		2.0

Windsurfing Launch Ramp

OYSTER POINT MARINA

TIER 4

The ramp can also be used for other small hand-launched craft such as kayaks, and was observed to be in “poor” condition with some settlement of the rock slope surrounding the ramp.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	3	0.9
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	4	0.4
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		2.0

Docks 1-6

The overall condition of West Basin Docks 1 thru 6 ranges from “poor” to “serious” condition, mainly due to the age of the docks. There are approx. 297 slips.

OYSTER POINT MARINA

TIER 4

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	4	1.2
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	1	0.1
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		1.9

Seawall - Sheet Piles

OYSTER POINT MARINA

Total length of seawall over 3,000 feet long, and the precast concrete sheet piles in “fair” condition with remaining useful life of 10 to 20 years.

TIER 4

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	3	0.6
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	1	0.1
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	2	0.2
Prioritization Score		1.8

Dock 7 Elevated Gangway Platform

OYSTER POINT MARINA

West Basin gangway platform for Dock 7 needs replacement for sea level rise and to match new Bay Trail elevation.

TIER 4

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	3	0.3
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	3	0.3
Prioritization Score		1.7

Maintenance Building Interior Beam Painting

OYSTER POINT MARINA

All of the interior metal beams, columns, and connections recommended to be repainted in the next 10 to 20 years to prevent corrosion.

TIER 4

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	2	0.6
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	5	0.5
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		1.7

Oyster Point Marina 40,000 SF Building

Oyster Point Marina 40,000 SF Building.

OYSTER POINT MARINA

TIER 4

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	0	0
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	3	0.6
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		1.2

Dock 11

The dock was observed to be in “good” condition, at near full occupancy with well-maintained high end vessels occupying the dock. The guest dock piles, on-dock utilities, and safety equipment were still in like new condition with minimal signs of wear.

	Raw Score	Weighted Score
Condition & Safety Rating (Weight 0.3) 1 - Satisfactory/ Good 2 - Fair 3 - Poor 4 - Serious 5 - Critical	1	0.3
Funding Status (Weight 0.2) 1 - Unfunded, funding source unknown 3 - Unfunded, funding source identified/Pending 5 - Funded	1	0.2
User Value & Benefits (Weight 0.2) 1 - Benefits one user group (e.g. management, commercial fishing, recreational boating, tenants, other visitors) 3 - Benefits two user groups 5 - Benefits three or more user groups	1	0.2
Estimated Cost (Weight 0.1) 0 - Unknown 1 - Over \$5,000,000 2 - \$500,000 - \$5,000,000 3 - \$100,000 - \$500,000 4 - \$25,000 - \$100,000 5 - Less than \$25,000	2	0.2
Community Support (Weight 0.1) 1 - No/Low (little to no interest or support) 3 - Moderate 5 - High (high-level interest and/or raised at several events)	1	0.1
SLR Adaptation Strategy (Weight 0.1) 1 - Will not be impacted by SLR 2 - Long term SLR Impacts (>20 years) 3 - Short term SLR impacts (10-20 years) and high resilience 4 - Short term SLR impacts (10-20 years) and low resilience 5 - Currently impacted by SLR/hazards	1	0.1
Prioritization Score		1.1