

Item 7E - PRW Unfunded Capital & Major Maintenance Needs
Environment & Climate Commission
February 25, 2026

PRW Unfunded Capital & Major Maintenance Needs (as of February 2026)

Parks, Pools and Camps Unfunded Needs	\$194,350,000
<i>Existing Infrastructure Needs</i>	<i>\$118,200,000</i>
<i>New Infrastructure Needs</i>	<i>\$76,150,000</i>
Waterfront Unfunded Needs	\$168,984,000
<i>Existing Infrastructure Needs</i>	<i>\$163,344,000</i>
<i>New Infrastructure Needs</i>	<i>\$5,640,000</i>
Total PRW Unfunded Needs	\$363,334,000

Parks, Pools and Camps Unfunded Capital & Major Maintenance Needs (as of February 2026)

Parks, Pools and Camps Existing Infrastructure	2026 Cost Estimate	District
Resident Camps		
Cazadero ADA Upgrades	\$1,180,000	All
Cazadero - Dining Hall Reconstruction	\$2,800,000	All
Cazadero- Pool Tile and Plaster	\$490,000	All
Echo Lake ADA Project Phase 2	\$2,460,000	All
Echo Lake Camp Fire Safety / Water Tank	\$590,000	All
Echo Lake Fireplace Renovation	\$60,000	All
Echo Lake Emergency Generator	\$130,000	All
Echo Water Intake Line Replacement	\$1,000,000	All
Berkeley Tuolumne Camp Vegetation Installation	\$180,000	All
Berkeley Tuolumne Camp Trails	\$310,000	All
Resident Camps Projects Total	\$9,200,000	
Pools		
King Pool		
Locker Room/Office Area Renovation	\$3,490,000	5
Decking/Piping	\$800,000	5
Roof	\$360,000	5
West Campus		
Locker Room/ Office Area Renovation	\$3,490,000	2
Decking/Piping	\$800,000	2
Roof	\$300,000	
Pools Projects Total	\$9,240,000	
Parks Buildings/Facilities*		
Frances Albrier Seismic and Programmatic Improvements	\$7,100,000	2
Harrison Park Building Exterior Improvements: Roof and Painting	\$450,000	
John Hinkel Park Hut Reconstruction	\$4,940,000	5
Virginia McGee Clubhouse Roof, Structural and Restroom	\$375,000	1
Park Buildings/Facilities Projects Total	\$12,865,000	
Parks (General)		
Median Hardscape/Drought Tolerant Conversion- citywide arterials	\$6,400,000	all
Median Irrigation Lines	\$2,460,000	all
PRW ADA Pathways, buildings, parking areas, etc.	\$11,880,000	all
Parks (General) Projects Total	\$20,740,000	

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Internal

Parks, Pools and Camps Existing Infrastructure	2026 Cost Estimate	District
Parks (Specific)		
Aquatic Park		
East side storm water infrastructure / drainage	\$5,820,000	2
Pathways/lighting	\$3,490,000	2
Irrigation lines & heads replacement	\$1,410,000	2
Dreamland Renovation	\$2,770,000	2
Cedar Rose Park		
Renovation of play equipment (2-5)	\$2,520,000	1
Cesar Chavez Park		
Perimeter Pathways Improvements and Amenities - Phase 1	\$4,250,000	2
Interior Pathways Improvements and Amenities - Phase 2	\$3,200,000	2
Charlie Dorr Mini Park		
Renovation of play equipment 2-5	\$550,000	2
Codornices Park		
Renovation of lighting, pathways	\$1,050,000	6
Renovation of play equipment (2-5)	\$650,000	6
Renovation of play equipment (5-12)	\$650,000	6
Contra Costa Rock Park		
Pathways	\$130,000	5
Cragmont Rock Park		
Lighting, pathways and stone work	\$360,000	6
Renovation of basketball court	\$260,000	6
Dorothy Bolte Park		
Pathways, picnic, retaining walls, sidewalks	\$650,000	5
Frederick Mini Park		
Pathways and Retaining Walls	\$340,000	5
Glendale LaLoma Park		
Replace pathways, parking lot, ADA and lighting	\$2,000,000	6
Renovate play equipment (2-5)	\$750,000	6
Renovate play equipment (5-12)	\$750,000	6
Great Stoneface Park		
Pathways	\$50,000	5
Grizzly Peak		
Renovation of basketball court, retaining walls and pathways	\$310,000	6
Grotto Rock Park		
Pathways	\$80,000	5
Grove Park		
Field lights and standards	\$450,000	3
Harrison Soccer Fields		
Conversion to artificial turf	\$6,000,000	1
Lighting retrofit	\$125,000	
Harrison Skate Park		
Skate element improvements	\$100,000	1
Skate Park large bowl improvements	\$175,000	1
Haskell-Mabel Mini Park		
Lighting and other improvements	\$90,000	2

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Parks, Pools and Camps Existing Infrastructure	2026 Cost Estimate	District
Indian Rock Park		
Pathways east side	\$110,000	5
James Kenney Park		
Renovation of Virginia entrance	\$590,000	1
Renovation of ballfield, lighting, irrigation and dugouts	\$1,410,000	1
ADA access to courtyard restroom	\$180,000	1
John Hinkel		
Park pathways	\$1,400,000	5
Live Oak Park		
Lighting improvements on pathways	\$230,000	5
Establish irrigation/new artificial turf in South field	\$1,500,000	5
Renovation of basketball courts and drainage	\$1,500,000	5
Mortar Rock		
Pathways and stone work	\$100,000	5
Ohlone Park		
Pathways and lighting	\$820,000	1
Par Course	\$150,000	1
Renovate play equipment (near BB Courts) 2-5 Play Equipment	\$590,000	1
Remillard Park		
Renovate play equipment (2-12)	\$590,000	6
San Pablo Park		
Regrading, drainage and irrigation of Fields 1, 2 and 3	\$1,640,000	2
Santa Fe Right of Way		
Trackbed to Park Project - 4 blocks (\$5M in grant funding)	\$4,375,000	2
Shorebird Park		
2-12 Play Structure Replacement	\$880,000	2
Sixty-Third Street Mini-Park		
Renovate play equipment (2-5)	\$310,000	3
Strawberry Creek Park		
Basketball Court, pathways and lighting	\$520,000	2
Terrace View Park		
Phase 2- Middle: ADA, pathways and play equipment	\$1,520,000	6
Tom Bates Regional Sports Complex		
South Parking Lot paving	\$1,210,000	1
North Parking Lot pavement and drainage	\$1,750,000	1
Parks (Specific) Projects Total	\$60,355,000	
Park Restrooms		
Parks Box restroom replacement		
Cedar Rose	\$500,000	1
Codornices	\$500,000	6
Live Oak	\$500,000	5
Renovation of restroom/building		
Harrison	\$750,000	1
Cragmont Rock	\$1,400,000	6
Glendale LaLoma	\$750,000	6
Great Stoneface	\$1,400,000	5

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Parks, Pools and Camps Existing Infrastructure	2026 Cost Estimate	District
Restrooms Total	\$5,800,000	
Total Parks, Pools and Camps Existing Infrastructure Needs	\$118,200,000	

*Does not include City-owned buildings leased to private parties at the Waterfront and in City parks.
 (K) = Improvements needed per Kitchell condition assessment

Parks and Pools New Infrastructure		
King Pool/Locker Room Replacement with 25M Pool/new facilities	\$25,000,000	5
Frances Albrier Community Center only (replacement)	\$30,000,000	2
Adeline Corridor Open Space Areas	\$6,000,000	3
Aquatic Park Dreamland Area Master Plan Renovation	\$8,300,000	2
Shorebird Park Beach Improvements	\$1,000,000	1
James Kenney Skate Spot Construction	\$900,000	1
Tom Bates Regional Sports Complex Championship Pickleball Courts	\$650,000	1
New restrooms		
Cesar Chavez Park	\$750,000	1
Aquatic Park South	\$750,000	2
Civic Center Park	\$750,000	4
King School Park	\$750,000	5
John Hinkel Park	\$750,000	5
Tom Bates South	\$550,000	1
Total Parks and Pools Unfunded New Infrastructure	\$76,150,000	

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Waterfront - Unfunded Capital & Major Maintenance Needs (as of February 2026)

Waterfront Existing Infrastructure	2026 Cost Estimate
Existing Infrastructure in Need of Replacement/Major Maintenance	
<i>Inner Harbor</i>	
Finger Dock Replacements	\$1,600,000
Timber Pile Replacement (Cycle 2)	\$6,000,000
Inner Harbor Basin Dredging (N, M, impound)	\$3,000,000
J-Dock Replacement	\$11,500,000
L-Dock Major Maintenance (Floats, Decking, Waler)	\$1,690,000
M-Dock Major Maintenance (Floats, Decking, Waler)	\$1,630,000
N-Dock Major Maintenance (Floats, Decking, Waler)	\$500,000
O-Dock Major Maintenance (Floats, Decking, Waler)	\$3,140,000
K-Dock Major Maintenance (Floats, Decking, Waler)	\$1,120,000
Gateway Pier Structural Repairs	\$1,312,500
Gateway Pier Bulkhead Wall	\$892,500
Impound Dock Improvements: ADA Gangway, Dock Replacement	\$1,000,000
<i>Inner Harbor Subtotal:</i>	\$33,385,000
<i>Parking Lots</i>	
F & G Lot Reconstruction	\$1,000,000
O Lot Reconstruction	\$1,070,000
Launch Ramp Lots Reconstruction and Amenity Improvements	\$2,490,000
L & M Lot Reconstruction	\$1,390,000
Marina Blvd On-Street Parking (South of Virginia Street Extension)	\$2,210,000
199 Seawall Parking Lot	\$8,600,000
Garbage Area Realignment (6 locations)	\$530,000
<i>Parking Lots Subtotal:</i>	\$17,290,000
<i>Streets</i>	
Seawall Drive Reconstruction - North of University Avenue, including Bay Trail	\$4,500,000
Seawall Drive Improvements (South of University Ave), including Bay Trail	\$3,200,000
University Ave between Marina and Seawall Drive	\$8,000,000
<i>Streets Subtotal:</i>	\$15,700,000
<i>Shorelines/Pathways/Pier</i>	
Marina Blvd Resilient Shoreline & Public Access Improvements (Trail from CCP to Roundabout)	\$4,200,000
University Ave Shoreline and Habitat Resiliency Project	\$4,250,000
Inner Harbor Basin North Shoreline Sea Level Rise & Riprap Improvements	\$4,042,500
199 Seawall Lot Eastern Shoreline Failure Repair	\$1,050,000
Bay Trail Improvements (Adventure Playground to 199 Seawall)	\$1,890,000

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Waterfront Existing Infrastructure	2026 Cost Estimate
Berkeley Pier Renovation (including restroom and plaza)	\$40,000,000
Shorelines Subtotal:	\$55,432,500
South Cove Area	
South Cove Sailing Basin Boating Access Dredging (ROM)	\$15,230,000
South Cove Seawall Replacement	\$5,000,000
South Cove Area Subtotal:	\$20,230,000
Buildings (Not in Lease Agreements)	
Shorebird Nature Center-classroom (K)	\$120,000
125-127 University Improvements	\$1,370,000
O, LM, FGHI, DE Restrooms Structural Improvements	\$2,210,000
199 Seawall Building Priority Structural Repair	\$2,110,500
199 Seawall Building Non-Structural Repairs	\$5,000,000
Buildings Subtotal:	\$10,810,500
Other	
Secondary Fire Water Loop	\$2,058,000
Waterfront facilities ADA needs	\$2,436,000
Waterfront Specific Plan Program EIR (CEQA)	\$252,000
Waterfront Sign Replacement	\$250,000
Bay Trail Reconstruction - Frontage Road	\$5,500,000
Other Needs Subtotal:	\$10,496,000

Total Unfunded Existing Infrastructure Needs:	\$163,344,000
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New Waterfront Infrastructure	
Cesar Chavez Park Restroom	\$750,000
Waterfront Entrance Kiosk Building on University Avenue	\$590,000
Bike Park at University Ave.	\$2,000,000
Non-Motorized Watercraft Access Point	\$1,500,000
South Cove Wave Attenuators	\$300,000
EV Charger for Boats	\$500,000
Total Unfunded New Infrastructure	\$5,640,000