



Administrative Report

H.6., File # 21-2238

Meeting Date: 4/13/2021

To: MAYOR AND CITY COUNCIL
From: TED SEMAAN, PUBLIC WORKS DIRECTOR

TITLE

APPROVE FIRST AMENDMENT WITH JOHN S. MEEKS COMPANY, INC. FOR A COMPANY NAME CHANGE TO JILK HEAVY CONSTRUCTION, INC. WITH THREE ADDITIONAL YEARS AND \$600,000 OF ADDITIONAL FUNDING FOR ON-CALL REPAIR SERVICES FOR THE MUNICIPAL AND SPORT FISHING PIERS FOR A TOTAL CONTRACT NOT TO EXCEED AMOUNT OF \$1,909,000 EXTENDING THE TERM TO JULY 17, 2025

EXECUTIVE SUMMARY

On July 18, 2017, the City Council awarded John S. Meeks Company, Inc. a contract for a not-to-exceed amount of \$1,309,000 for a five-year term of July 18, 2017 through July 17, 2022 for priority repairs at the Municipal and Sport Fishing Piers and on-call repair services estimated at \$200,000 per year (pending budget approvals) for the 5-year contract term. Since 2017, John S. Meeks has provided numerous and urgent pier repair services, in addition to repairs located at the small hand launch dock and Seaside Lagoon facilities. The contract provides a critical service to address emergent and urgent repairs of the City's pier and waterfront facilities as well as provide above and below water assessments, maintenance and repairs during and after the winter season. Approval of the First Amendment will provide three additional years of on-call pier repair services through July 17, 2025 and additional three years of funding totaling \$600,000. In addition, the First Amendment will include the company name change to Jilk Heavy Construction, Inc.

BACKGROUND

Some portions of the of the Municipal Timber Pier were built in the 1920's and consist of a timber substructure including timber piles with timber bracing, pile caps, and decks. Due to the age of the Municipal and Sport Fishing Piers, and the constant wave and tidal surge action, the piers require frequent and continual inspection and repair. The pier decks are laterally supported by a combination of pile matrices and bracing members. The deck structures resist lateral wave loads partly by the shear strength of the piles and partly by the axial strength of the bracing members. It is critical that all support members function in order to have pier stability. Pier repairs are complicated and costly due to the nature of the over water, dynamic system.

Operation and maintenance of the pier structure components, including the piles, bracing, pile caps and deck, have required ongoing and frequent repairs. In 2015, an inspection was conducted of the various sections of the Municipal Pier and many members were found to be in fair to poor condition with some major repairs recommended to the piles, caps, braces and handrails. On June 16, 2015,

the City Council adopted a resolution determining that an emergency existed at the pier and a contract for \$479,105 was issued to Meeks to make emergency pier pile repairs. On July 21, 2015, the City Council approved a contract amendment for \$188,591 to Meeks for additional emergency repairs. In March 2016, City staff identified a missing pier timber brace and fourteen bracing members either missing or severely damaged located in the areas most exposed to high tidal surge impacts. On April 5, 2016, City Council awarded a \$44,194 contract to Meeks to make the repairs.

On September 6, 2016, the City Council approved a contract with engineering consultant Moffatt & Nichol (M&N) to provide above and under water inspections, evaluation, and engineering design services for rehabilitation of the Municipal and Sport Fishing Piers in order to ensure the support system adequately functions for pier stability and the protection and preservation of life and property. M&N provided above and under water inspection services to determine the extent of the necessary repairs to the existing timber pier structures, including visually inspecting decking, stringers, blocking, pile caps, cross bracing, and structural connections between these members.

The inspections resulted in the discovery of several defective and deficient pier components on the Municipal Pier. The Municipal Pier was found to be in overall “fair” condition. The urgent repairs at the Municipal Pier included various repair methods associated with piles, lateral braces, pile caps, and stringers. In addition, the urgent repairs included repairing a broken water pipe and providing improved support of other existing utilities. Some of the identified deficiencies can be considered in a longer-term plan for pier rehabilitation. However, some of the defects are more precarious, and are especially vulnerable during the winter when wave loads on the pier are higher. Having a dedicated pier construction specialist available for immediate response to observed or worsening deficiencies, ensures a response before a more critical situation develops. Staff found that there are limited qualified local marine contractors who are interested and responsive to assist with these types of on-going repairs. The repairs range from broken piles to a leaking sewer line, and often require a quick response for a low-cost item. Jilk Heavy Construction’s on-call contract provides just such a critical repair resource.

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The on-call services can include services associated with pile repairs, stringer repairs, cap repairs, cap replacements, hardware repairs, decking, railing repairs, above and below water inspections, utility support repairs, wrapping and nailing, bolting, mudline movement repairs, and various concrete work repairs. Meeks has been a reliable and responsive pier repair contractor in the past and is qualified to perform any future pier repair scope of work items.

COORDINATION

The scope of work identified in the contract will be coordinated between the Public Works Department and the Waterfront and Economic Development Department. The contract amendment has been prepared by the City Attorney's Office.

FISCAL IMPACT

Funding for the annual on call services is available in the CIP for the Pier Structures Repairs Project, Job No. 70350, which is funded with Harbor Tideland Funds. The \$200,000 in annual funding for future years represents the amount that has typically been annually appropriated for the Pier Structures Repairs Project in the CIP. It will be included in the annual CIP request to provide funding for the contract's outlying years.

Funding:

Tidelands Fd (CIP # 70350)	\$1,309,000
Future Tidelands Fd (FY23-25)	<u>\$ 600,000</u>
Total	\$1,909,000

Expenditures:

John S. Meeks (FY 17-22)	\$1,309,000
John S. Meeks (FY23-25)	<u>\$ 600,000</u>
Total	\$1,909,000

APPROVED BY:

Joe Hoefgen, City Manager

ATTACHMENTS

1. First Amendment with John S. Meeks Company, Inc.
2. John S. Meeks Company, Inc. Agreement
3. Insurance