



Administrative Report

H.7., File # 21-2526

Meeting Date: 6/8/2021

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

TITLE

APPROVE PLANS AND SPECIFICATIONS FOR THE BASIN 3 SEWER PUMP OUT STATION UPGRADE PROJECT & HARBOR PATROL DOCK REPLACEMENT PROJECT, JOB NO. 50310 & JOB NO. 70690, RESPECTIVELY, AND AUTHORIZE THE CITY CLERK TO ADVERTISE THE PROJECT FOR COMPETITIVE BIDS

EXECUTIVE SUMMARY

This Project will upgrade the deteriorating condition of the City's Harbor Patrol Dock and Vessel Sewage Pump-Out facilities. The current Harbor Patrol Dock, consisting of a 2,800 sq. ft. timber floating dock and nine concrete guide piles, will be removed and replaced with a new 3,600 sq. ft. concrete floating dock supported by ten concrete guide piles. In addition, the existing 400 sq. ft. timber public sewer pump out dock and two existing guide piles will be removed and replaced with a new 1,200 sq. ft. concrete floating dock supported by five concrete guide piles.

The estimated total cost of the Project is \$2,150,000, with the Harbor Dock portion estimated at \$1,276,000 and the Vessel Pump Out Dock estimated at \$874,000. The specifications allow for one year to complete project construction and close-out after work is authorized to begin. Project Plans and Specifications are ready for competitive bidding and are available for review in the Plans and Specifications Review Area, located behind the Engineering permit counter at City Hall. Upon Council's approval, they will also be posted on the City's website and advertised for competitive bidding.

BACKGROUND

The City is home to King Harbor, considered a major destination for tourism, sportfishing, and recreational boating. Aside from the over 1400 slips, the harbor offers several amenities for boaters including two public sewage pump out stations. One of the stations is located on a dedicated dock and the other is located on a portion of dock within the City Harbor Patrol dock. The Harbor Patrol facilities are located at the most southern tip of Mole B. The facility consists of the Fire Station No. 3 building and parking lot area on the landside, and waterside facilities include the Harbor Patrol floating docks, public vessel sewage pump out facility, and the administrative observation tower. The Harbor Patrol Dock Facilities and vessel pump out dock have undergone fragmented repairs over the past several years and are (technically) beyond the end of their useful life. Due to extensive damage there is concern that the deficiencies identified could result in operational use limitations, pose a risk to safety, and increase ongoing maintenance costs. Recently, a concrete pile failed and, in addition

to that, one vessel pump out facility was closed due to safety concerns. Both facilities have reached the end of their useful lives and this Project has become a priority due to the deteriorating condition of the piles and docks.

The Project concepts were taken to the Harbor Commission on June 10, 2019 to conduct outreach and obtain comments. The comments were gathered, and additional stakeholder outreach was conducted with the Harbor Patrol, Fire, and County Lifeguard staff (County Lifeguards are considered a tenant at the dock). City staff worked with these entities to refine the proposed facility improvements based on their input. The revised conceptual design for the project was then presented again to the Harbor Commission on October 14, 2019 and the Commission approved a Categorical Exemption determination to fulfil CEQA requirements and to provide a local “approval in concept” required for the Coastal Development Permit Application. On March 9, 2020 the Harbor Commission approved a Condition Use Permit for the Project.

The new pump out dock will be expanded to allow operations from multiple transient vessels at one time, as well as increase the allowable vessel size up to 100 feet in length. The dock will also be wider to create a more stable walking surface for use in the open channel wave environment. The existing Harbor Patrol Dock of 2,800 sq. ft. timber dock float and nine (9), existing guide piles will be removed. A new 3,600 sq. ft. concrete floating dock supported by ten (10), 18-inch, round concrete guide piles will be installed. In addition, the existing 400 sq. ft timber public sewer pump out dock and two (2), existing guide piles will be removed and replaced with a new 1,200 sq. ft. concrete floating dock supported by five (5), 24-inch, round concrete guide piles.

The specifications allow for one year to complete project construction, due to long lead times for the pre-cast concrete docks and close-out after work is authorized to begin. Project Plans and Specifications are available for review in the Plans and Specifications Review Area located behind the Engineering permit counter at City Hall.

ENVIRONMENTAL REVIEW AND PERMITTING

The necessary environmental documentation process has been completed for the project to comply with the California Environmental Quality Act (CEQA). The review process resulted in the recommendation by City staff to determine that the proposed project will not have a significant effect on the environment and is Categorically Exempt from the preparation of environmental documents pursuant to Section 15300 through 15332 of the Guidelines to Implementation of CEQA. The necessary Notice-of-Exemption and other environmental documentation has been filed with the state clearing house and the Los Angeles County Clerk’s Office.

In addition, regulatory permit applications and coordination for review have occurred. During the regulatory permitting process, studies and surveys are required for obtaining permits from agencies having jurisdiction, including the U.S. Army Corps of Engineers (USACE), the California Coastal Commission (CCC), and the Regional Water Quality Control Board. The USACE issued a Letter-of-Permission for the project with the following reference number SPL-2020-00061-LP. The CCC issued a Coastal Development Permit De Minimis Waiver in accordance with the California Coastal Act Section 30624.7 for the project with the following reference number 5-19-1450-W.

The Harbor Commission provided approval of the Categorical Exemption classification and approval in concept of the project on October 14, 2019. The Harbor Commission’s Design Review and

Conditional Use Permit were issued in Resolution No 2020-03-HCR-01 on March 9, 2020.

GRANT FUNDING

Competitive grant programs were pursued for this project through California's Division of Boating and Waterways (DBW). In April 2021, the project was notified of award for a Boating Infrastructure Grant (BIG) Tier I grant in the amount up to \$ 250,000. Additional funding from a Clean Vessel Act (CVA) sewage pump out grant is anticipated. The BIG program is administered by the California Department of Boating Waterways (DBW) and provides funding for facilities serving recreational boaters. The program is funded by the Wildlife and Sport Fish Restoration Program from the U.S. Fish and Wildlife service. The CVA grant is also administered by DBW to fund installation of marina pump out stations. Funds from awarded grants will be utilized for publicly accessible portions of the project in accordance with the grant applications. The estimated total funding available from the two grants is \$228,500. The City expects to receive confirmation of the total grant amounts in July.

COORDINATION

The scope of work identified in the contract will be coordinated through the Public Works Department and the Waterfront & Economic Development Department. Conceptual design of the Harbor Patrol Docks project has been developed with input from the Harbor Commission and the Fire, Public Works and Waterfront & Economic Development Departments.

FISCAL IMPACT

The construction cost of the Project is \$2,150,000, with the Harbor Dock portion estimated at \$1,276,000 and the Vessel Pump Out Dock estimated at \$874,000. The Boating and Waterways grant is shown below as an award of \$228,500, however this amount has not been finalized. If the amount significantly varies, staff will make budget adjustments at the time of construction contract award.

| <u>Funding:</u> | | <u>Expenditures:</u> | |
|-----------------|-------------------|-------------------------|-------------------|
| Wastewater Fund | \$ 775,000 | Construction | \$2,150,000 |
| Tidelands Fund | \$1,378,960 | Const. Mgmt./Inspection | \$ 132,460 |
| Grant - DBW | <u>\$ 228,500</u> | Contingency | <u>\$ 100,000</u> |
| Total | \$2,382,460 | Total | \$2,382,460 |

APPROVED BY:

Joe Hoefgen, City Manager