



Staff Report

TO: Board of Harbor Commissioners

FROM: John Moren, Director of Operations

THRU: James B. Pruet, General Manager

DATE: November 15, 2023

SUBJECT: Pillar Point Harbor Retail Center Replacement Project Update and Change Order 3 Consideration

Requested Action/Issue:

Approve Change Order Request #3 from design/engineering consultant, Goring & Straja, for the Pillar Point Harbor Retail Center Replacement Project #2022-01.

Recommendation/Motion:

Recommendation: Approve Change Order Request #3 from design/engineering consultant, Goring & Straja, for the Pillar Point Harbor Retail Center Replacement Project #2022-01.

Policy Implications:

Consistent with District's goal to assure the public is provided with safe, well maintained public facilities, accessible to all.

Background:

The current Pillar Point Harbor (PPH) retail center building has many challenges and is in need of complete replacement or full re-model for adaptive re-use. At Board direction, staff publicly advertised a Request for Proposal (RFP) for design, engineering, entitlements and construction support.

In May 2022 the Board approved a proposal from design/engineering firm Goring & Straja (G&S) and a 10% contingency for a total amount not to exceed \$595,368.40. The requested professional services included all aspects of project architecture, design, engineering, public outreach and construction support, including an initial review and assessment of potential project design/location alternatives at a conceptual level, supporting the permitting process, preparation of 100% technical specifications/plans and supporting the bid process for selecting a contractor to carry out construction. The Board also assigned an Ad-Hoc Committee to assist in the design efforts.

G&S was issued a Notice to Proceed and has met with the Ad-Hoc Committee, hosted public meetings and reached out to stakeholders to gather input. Through these efforts, and direction from the Ad Hoc Committee, G&S is making the suggestion that the project be significantly expanded from the original footprint size.

At present, G&S has utilized \$235,802.31 of the previously approved \$595,368.40 in their efforts thus far, including \$50,701.20 for out of scope CO's 1&2 executed by the General Manager. G&S is now asking the Board to consider another COR for an additional amount of \$784,869 to continue design, engineering and entitlements for the expanded project direction. If COR #3 is approved, these additional monies would bring the total design/engineering costs to \$1,376,704. A rough engineer's estimate for actual construction, based on the current expanded design, would be an additional \$11,945,500.

G&S is providing a project update explaining efforts thus far, will answer any questions and is requesting full Board direction on how to move forward.

Summary/Recommendation:

Recommendation: Approve Change Order Request #3 from design/engineering consultant, Goring & Straja, for the Pillar Point Harbor Retail Center Replacement Project #2022-01.

Attachments:

- 1) [Goring & Straja COR #3 Proposal](#)
- 2) [Goring & Straja Back-up materials](#)
- 3) [Goring & Straja Executed CO's 1 and 2](#)
- 4) [Engineering Estimate for construction \(rough estimate\)](#)
- 5) [PPH Retail Center – Schematic Design Progress Review Presentation](#)