

History of Johnson Pier 2017 to 2021

1. **July 19, 2017: Infrastructure Grant (BIG) Program-** At a Regular Meeting of the Harbor Board, the Board authorized staff to complete an application for Boating Infrastructure Grant Program – Tier II for financial assistance through the California Division of Boating and Waterways (DBW). [See Attachment \(1\)](#).

Update: The District was not awarded the BIG Program grant.

2. **October 18, 2017: Pillar Point Harbor H-Dock Demolition and Replacement Project Update-** At a Regular Meeting of the Harbor Board, the Board received an update on the H-Dock Demolition and Replacement Project. See [Attachment \(2\)](#) and [\(2a\)](#).

3. **October 18, 2017: TIGER Discretionary Grant Application; Johnson Pier Transportation Expansion-** At a Regular Meeting of the Harbor Board. The Board approved submittal of a TIGER grant application to the U.S. Department of Transportation an amount not to exceed \$5.3 million for pier and road improvements for public safety and truck vehicle access to and from Pillar Point Harbor's Johnson Pier for commercial fish loading and transport. See [Attachment \(3\)](#) and [\(3a\)](#).

Update: The District was not awarded the TIGER grant.

4. **October 18, 2017: PPH Johnson Pier Timber Platform Piling Repair Project:** At a Regular Board Meeting of the Harbor Board, the Board tabled the request to authorize (i) the General Manager to execute Work Directive Amendment #1, in accordance with the previously Board approved 2016 Professional Services Agreement, for an amount not-to-exceed \$37,026 with consultant COWI for additional costs associated with the regulatory compliance process required for the Pillar Point Harbor (PPH) Johnson Pier Timber Platform Piling Repair Project. See [Attachment \(4\)](#), [\(4a\)](#), [\(4b\)](#), and [\(4c\)](#).

5. **January 17, 2018: Johnson Pier: End of Pier Improvements:** At a Regular Board meeting, the Board directed staff to move the update on the Johnson Improvement Project to a Special Meeting. See [Attachment \(5\)](#).

6. **February 5, 2018: Johnson Pier: End of Pier Improvements-** At a Special Meeting of the Harbor Board, the Board directed staff to prioritize operational improvements at the end of the Johnson Pier. See [Attachment \(6\)](#).

7. **August 15, 2018: Johnson Pier: End of Pier Improvements-** At a Regular Meeting of the Harbor Board, the Board received an update to the Johnson Pier Improvement Project. No action taken. See [Attachment \(7\)](#).

8. **December 19, 2018: Johnson Pier: End of Pier Improvements-** At a Regular Meeting of the Harbor Board. The Board directed staff to publicly advertise a Request for Proposal seeking qualified design/engineering firms to further gain community input, finalize design improvements, present proposals to the Board for approval, compile technical specifications, submit regulatory permitting, then prepare bid. See [Attachment \(8\)](#) and [\(8a\)](#).

- 9. March 20, 2019: Johnson Pier (Work Platform) Pile Repairs-** On March 20, 2019, the Harbor Board received a presentation on the pilings supporting the working platform the end of Johnson Pier and authorized the Interim General Manager to issue a Work Directive agreement for design, engineering, permitting and construction support for the sleeving of critical support pilings for an amount not-to-exceed \$42,300. See [Attachment \(9\)](#), [\(9a\)](#), [\(9b\)](#), and [\(9c\)](#).
- 10. March 20, 2019: H-Dock Replacement Project Update/Combine w/Johnson Pier Reconfiguration-** On March 20, 2021 at a Regular Board Meeting, the Board received a presentation on the H-Dock Replacement and asked if the H-Dock Project should be combined with the Johnson Pier Reconfiguration Project. The Board authorized the Interim General Manager to execute a Work Directive amendment for an amount not-to-exceed \$1,318,000 to combine H-Dock Project with the Johnson Pier Reconfiguration Project for design, engineering, permitting and construction management for both adjacent projects. See [Attachment \(10\)](#), [\(10a\)](#), [\(10b\)](#), [\(10c\)](#), and [\(10d\)](#).
- 11. March 21, 2019: H-Dock Replacement & Johnson Pier Reconfiguration Contract-** On March 21, 2019, a Work Directive was issued and executed for Moffatt and Nichols to provide design and engineering services for the H-Dock Replacement and Johnson Pier Reconfiguration Project. See [Attachment \(11\)](#) and [\(11a\)](#).
- 12. May 14, 2020: Virtual Community Forum-Capital Improvement Plan- Project Priority-** On May 14, 2020 a Virtual Community Forum was hosted by the Harbor District to gain input on the District's prioritization of the Capital Improvement Projects. The input provided in the forum was utilized to develop the Operational/Capital Improvement Program Budget for Fiscal Year 2020/2021. See [Attachment \(12\)](#) and [\(12a\)](#).
- 13. December 18, 2019: Project Bid Submittal to Repair Support Pilings Johnson Pier Timber Platform-** On December 18, 2019, at a General Meeting, the Harbor Board authorized the General Manager to enter into an Agreement with the lowest qualified bidder, DRS Marine, Inc., for piling repairs at Pillar Point Harbor Johnson Pier Terminus for \$34,775, with a 10% contingency in the event there is a need for Change Orders due to unforeseen challenges and authorize the General Manager to issue change orders up to the contingency amount. See [Attachment \(13\)](#) and [\(13a\)](#).
- 14. July 24, 2020: Adoption of the 2020/2021 Budget-** On June 17, 2020, the Harbor Board of Commissioners at a Regular Meeting, adopted the 2020/2021 Operating Budget and Five Year Capital Improvement Program which included the prioritization of Capital Improvement Projects. The Johnson Pier Improvement Project, while approved, was not funded. Main reason was the cost. As provided on pages 32 and 33 with respect to the District CIP:

“The CIP projects have been prioritized based on the following considerations: 1) Is the project required by legal obligations or other agreements? 2) Does the project have high public or environmental benefit? 3) Does the project enhance safety or provide district-wide benefits? 4) cost

of project. A public forum was held May 14, 2020, encouraging the public and stakeholders to learn more about the CIP priorities, ask questions and provide input by participating in the District's Virtual Community Forum (VCF). In addition, the public had an opportunity to fill out an online survey to rate the projects that they would like to see completed. Following are the projects that have been determined to have the highest priority using the above criteria:

- 1) Tenant Row/Ketch Joanne Tenant Row Restrooms (legally required)
- 2) RV Park Restroom and Greenspace Improvements (legally required to comply with Coastal Development Permit)
- 3) Oyster Point Marina Survey Docks 1-6 (required by agreement)
- 4) Oyster Point Marina Replace Docks 12, 13 & 14 (required by agreement)
- 5) Surfers Beach Restoration/Harbor Dredge Project (environmental benefit, uniform depth for PPH anchorage/ramp)
- 6) West Trail Shoreline Protection (environmental benefit, enhance safety, access to Mavericks Beach)
- 7) Enterprise Planning Resource System (network safety/security and provides District wide benefits)
- 8) Replacement of Vessels and Vehicles (enhances safety)
- 9) Master Plan (provides District-wide benefits)

The following projects were completed or mostly completed in Fiscal Year 2019/20 and are included to show estimated costs for Fiscal Year 2019/20. These projects will have minimal or no impact to the five-year CIP.

- 1) Fishing Pier Repair & Access Walkway Rehabilitation (completed)
- 2) Harbor Master Building Office Alternations (90-95% complete)
- 3) Johnson Pier Timber Piling Platform Repair (completed)
- 4) Launch Ramp Dredge (completed except for cost to store sand)

The following Capital Improvement Projects will be completed once funding sources are identified.

- 1) Pillar Point Harbor Replace Dock G, F or E
- 2) Johnson Pier Reconfiguration, H-Dock & Fuel Dock Replacement
- 3) Pillar Point Harbor Parking Lot Improvements
- 4) Pillar Point Harbor Launch Ramp Restroom/ Boat Wash
- 5) Pillar Point Habitat Restoration
- 6) Pillar Point Coastal Trail Improvement
- 7) Oyster Point Marina 40,000 Square Foot Parcel Building
- 8) Construction of Administration Building
- 9) Signage/Wayfinding Program

[Attachment \(14\)](#), [\(14a\)](#), and [\(14b\)](#).

15. May 19, 2021: Johnson Pier Terminus Operational and Safety Plan- On May 19, 2021 the Harbor Board of Commissioners approved the Johnson Pier Terminus Operational and Safety Plan. See [Attachment \(15\)](#) and [\(15a\)](#).

16. May 2021: Condition Survey of Johnson Pier for Master Plan Development- In May 2021, as part of the Master Plan Development, a survey was conducted with respect to the material condition of Johnson Pier. GHD, the consultant conducting the survey found Johnson Pier to be structurally and mechanically to be in overall “good” condition.

a) Support Piles –

- i) The majority of piles are in “good” condition;
- ii) 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 in the next 5 to 10 years due to overstressing by excessive loading, and,
- iii) One pile under Fish Buyer Building noted to also be in “poor” condition and in need of repair in the next 5 to 10 years.

b) Decking and Bull rail – Well maintained and in “good” condition

c) Railing – Relatively new plastic lumber and well maintained in “good” condition

d) Pier Utilities – Recently renovated under pier and well maintained in “good” condition.

It is believed that the overstressing has been caused by the stacking/storing of fish totes and the off-loading of fish via forklift onto semi-trucks.

See [Attachment \(16\)](#) and [\(16a\)](#).

17. June 16, 2021: Adoption of the 2021/2022 Budget- On June 16, 2021, the Harbor Board of Commissioners at a Regular Meeting, adopted the 2021/2022 Operating Budget and Five Year Capital Improvement Program which included the prioritization of Capital Improvement Projects. The Johnson Pier Improvement Project, while approved, was not funded. Main reason was the cost. As provided on pages 43 through 45 with respect to the District CIP:

The CIP projects have been prioritized based on the following considerations: 1) Is the project required by legal obligations or other agreements? 2) Does the project have high public or environmental benefit? 3) Does the project enhance safety or provide district-wide benefits? 4) cost of project. A public forum was held May 14, 2020, encouraging the public and stakeholders to learn more about the CIP priorities, ask questions and provide input by participating in the District’s Virtual Community Forum (VCF). In addition, the public had an opportunity to fill out an online survey to rate the projects that they would like to see completed.

Following are the projects that have been determined to have the highest priority using the above criteria and are expected to be funded by available Working Capital:

- 1) Tenant Row/Ketch Joanne Tenant Row Restrooms (legally required)
- 2) RV Park Restroom and Greenspace Improvements (legally required to comply with Coastal Development Permit)

- 3) Oyster Point Marina Survey Docks 1-6 (required by agreement)
- 4) Oyster Point Marina Replace Docks 12, 13 & 14 (required by agreement)
- 5) Surfers Beach Restoration/Harbor Dredge Project (environmental benefit, uniform depth for PPH anchorage/ramp)
- 6) West Trail Shoreline Protection (environmental benefit, enhance safety, access to Mavericks Beach)
- 7) Enterprise Planning Resource System (network safety/security and provides District wide benefits)
- 8) Replacement of Vessels and Vehicles (enhances safety)
- 9) Master Plan (provides District-wide benefits)
- 10) Construction of Administration Building
- 11) Oyster Point Marina Replace Navigational Aids

The following Capital Improvement Projects will be completed once funding sources are identified.

- 1) Pillar Point Harbor Replace Dock G, F or E
- 2) Johnson Pier Reconfiguration, H-Dock & Fuel Dock Replacement
- 3) Pillar Point Harbor Parking Lot Improvements
- 4) Access Ramps for Docks 1 through 6, Oyster Point Marina
- 5) Pillar Point Harbor Launch Ramp Restroom/ Boat Wash
- 6) Pillar Point Habitat Restoration
- 7) Pillar Point Coastal Trail Improvement
- 8) Oyster Point Marina 40,000 Square Foot Parcel Building
- 9) Signage/Wayfinding Program

The following projects were completed or mostly completed in Fiscal Year 2020/21 and are included to show estimated costs for Fiscal Year 2020/21. These projects will have minimal or no impact to the five-year CIP.

1. Fishing Pier Repair & Access Walkway Rehabilitation (completed)
2. Harbor Master's Office Renovation Project (completed)
3. Launch Ramp Dredge (completed except for cost to store sand)

[Attachment \(17\)](#) and [\(17a\)](#).

18. June 28, 2021: Funding for Design and Engineering Johnson Pier- On June 28, 2021, the General Manager authorized funding to resume Design and Engineering for the Johnson Pier Expansion Project for the purpose of qualifying for grants which may cover permitting costs, NEPA, and 35% design/engineering costs. See [Attachment \(18\)](#).

19. August 25, 2021: Johnson Pier Terminus Expansion Project- On August 25, 2021, the General Manager signed Change Order #1 for an additional structural survey of the pilings/crossmembers of Johnson Pier as a result of the GHD condition survey. See [Attachment \(19\)](#) and [\(19a\)](#).