



## Staff Report

**TO:** Board of Harbor Commissioners

**FROM:** John Moren, Director of Operations  
**THRU:** James B. Pruet, General Manager

**DATE:** July 17, 2024

**SUBJECT:** Monthly Capital Projects Update

**Recommendation/Motion:**

Receive Monthly Capital Projects update.

**Fiscal Implications/Budget Status:**

All Capital Projects are budgeted appropriately.

**Capital Projects Update:** (Yellow Highlighted is Most Recent Activity)

- **PPH Johnson Pier Reconfiguration, DEFGH Dock and Fuel Dock Replacement Project: Initiated Jan. 2017, added DEFG Docks 10/20/21**
  - H-Dock replacement meeting to gain input from public/tenants/stakeholders was held January 23, 2018<sup>at</sup> the HMBYC.
  - Public input was addressed in a new drawing and sent with an additional questionnaire to all H-Dock tenants on March 21, 2018.
  - Addressed input gathered at first meeting and from questionnaire for H-Dock replacement. Second public meeting held May 15, 2018 at the HMBYC.
  - Terminus reconfiguration preliminary stakeholder/public meetings held on May 29, 2018 and July 17, 2018 to gather input/ideas on needed alterations.
  - Design/engineering consultant M&N provided a project update at the March 20, 2019 Board meeting, along with proposal to combine Johnson Pier Terminus Reconfiguration so that programmatic permitting can be made most cost efficient.
  - Consultant M&N provided Project update presentation at 12/18/19 Board meeting.
  - Consultant M&N worked on condition survey of potentially damaged pier support pilings and crossmembers which were identified in a cursory inspection as a part of the Master Plan. M&N Team conducted boring tests to determine structural integrity on 10/7/21, reports indicated that there is no damage due to overstressing, it was simply spalling caused by corrosion of rebar close to the surface.

- 11/1/21 M&N submitted final report on observed damage to pilings and crossmembers and suggested actions for repair. M&N will continue working with Calif Grant Consulting in identifying and applying for grant funding opportunities.
  - On 10/20/21 Board approved adding Design & Engineering for replacement of docks DEFG. M&N prepared a Change Order to reflect the additional D&E efforts, which was approved 1/19/22. M&N will continue working on design/engineering and is working to schedule a Bathymetric survey of the inner harbor so the need for an associated dredge episode can be evaluated.
  - 2/4/22 M&N submitted 30% plan drawings, GM and DOO met with M&N to review.
  - 5/25/22 Board considered a Change Order for M&N to add design/engineering of electrical upgrades and to repair the crossmember spalling that was identified in the GHD condition survey.
  - 95% Pier Expansion/Dock Replacement plans complete, final permitting underway. 95% plans complete for electrical upgrades and repair crossmember spalling, permitting underway. Moving forward JP Electrical Upgrades, IFB advertised, pre-bid site visit took place May 3rd. Bid opening was June 5<sup>th</sup>, low bid was approved by Board on June 12, 2024, Notice to Proceed issued and contractor organizing mobilization.
- **PPH RV Park Restroom Project: Initiated Nov. 2017**
    - Discussed project with CCC on October 3, 2018.
    - HMB Study Session held Jan 8, 2019.
    - Met with City of Half Moon Bay and RV Park tenant on Jan 25, 2019, discussed public input from Study Session and potential preferred site location.
    - Preferred alternative considered at 6/19/19 Board meeting.
    - RFP for design engineering advertised, Pre-Bid Conference held Sept 20, 2019, Proposals due October 7, 2019.
    - RFP proposals evaluated, Board voted on March 15, 2020 to award contract to Questa Engineering. Initial staff design/engineering kick-off meeting was held 5.20.20. First public outreach meeting was held vis Zoom on 10.5.20. Public input being incorporated in design alternatives.
    - Meeting with RV Park lessee occurred on 11.3.20.
    - Consultant Questa provided presentation/update on preferred plan December 16, 2020. Continuing work on final plans, permitting and IFB package.
    - Construction Invitation for Bid solicited, low bid approved by Board Sept 21st . In addition to the \$298k PCA grant already approved, the Coastal Conservancy approved grant award for \$212k. This project includes 2 elec vehicle charging stations, PCE \$15k grant monies awarded. Notice to Proceed issued Jan 9th.
    - Pre-construction meeting held on Jan 23, 2023.
    - 6/20/24, construction is complete, final inspections and punch list corrections are underway. Temporary occupancy issued and restrooms are open for public use.
  - **Surfers Beach Sand Replenishment Pilot Project: Initiated Oct. 2015**

Project Engineering and Design: The project planning team prepared 30% Plans (permitting level) for the Surfers Beach Project and Eelgrass Mitigation. The team also completed a Preliminary Design Report for the Surfers Beach Project.

Currently, the engineering team from ESA is coordinating with consultant Brad Damitz and District staff on revising the plans based on input from permitting agencies and to achieve a more natural beach profile for the constructed beach. We expect the revised (90%) to be completed in February 2023.

Permitting:

All permit applications have been submitted for the project. District staff and consultants have been coordinating with agency staff to respond to requests for additional information. Permit applications for the project were submitted to U.S. Army Corps of Engineers, California Coastal Commission, Regional Water Quality Control Board, and Monterey Bay/Greater Farallones National Marine Sanctuaries. Permit applications were submitted for a volume of up to 100K cy of sand to be placed on Surfers Beach.

Schedule:

The District is planning to begin a phased approach, first completing the eelgrass dredging/filling components of the project, followed by surfers beach dredging and beach placement and transplanting of eelgrass several weeks after the mitigation site is constructed, pending availability of Project funding and permits. Consultant Damitz provided project update presentation at District regularly scheduled Board meeting April 19, 2023, Sept. 20, 2023, and October 18, 2023. Consultant ESA provided update and proposal for additional work was approved November 15, 2023. Damitz provided another project update 2.21.24, focusing on permitting.

Updated Estimated Completion Fall 2025.

Updated the number of grant applications from 9 to 10 since 2020.

Informed by DBW that the \$800,000 construction grant has timed out, unable to extend again. Grant Team looking for alternative funding, met with GM, design and grant teams 6/4/24 to discuss OPC Grant opportunity.

[https://www.smharbor.com/files/ee8f95fb8/4+PillarPoint\\_EelgrassMitigationPlan2020\\_Submit.pdf](https://www.smharbor.com/files/ee8f95fb8/4+PillarPoint_EelgrassMitigationPlan2020_Submit.pdf)

- **OPM East Dock Replacement Project: Initiated March 2018**
  - Project design/engineering RFP completed. RFP advertised, bids accepted October 1<sup>st</sup>.
  - Design/engineering RFP proposal recommendation presented to Board for consideration on 11.18.20, Moffatt & Nichols approved for D&E.
  - M&N working on D&E for the replacement of docks 12,13 and 14. Dredge need areas have been identified after conducting bathymetric bottom survey. Public workshop was held 7/8/21. 7/21/21 Board approved moving forward with Maint Dredging east basin to -8'. M&N teams working on all D&E/permitting and timelines. Design for replacing the gangway landings for docks 1-6 was added to the project as a Change Order on January 19, 2022. Dredging permit approved by BCDC, Board approved GM permit execution 7/19/23. Moving forward with gangway landing replacement for docks 1-6, IFB was advertised and pre-bid

conference/site walk took place April 25th. Bids were opened May 30<sup>th</sup> and low bid was approved by Board on June 12, 2024. Notice to Proceed issued and contractor is organizing mobilization.

- **PPH Retail Center Replacement Project, 2022-01: Initiated January 2022**
  - Request for Proposal was solicited, pre-bid conference was held on 1/27/22. We had an outstanding response with 15 firms in attendance. Proposals opened on 2/14/2022.
  - The proposal found to best meet the District's specific needs for this project by the selection committee was approved by the Board on 5/25/22. PSA was executed. Winning bidder, Goring & Straja, design team made first site visit 6/2/22, hazmat eval 7/12-14/22. Meetings with stakeholders have taken place.
  - A public workshop meeting to explain the project and gather public input took place December 8<sup>th</sup> at 6pm, 22 people attended. An online poll/survey to gain additional input on preferred location was initiated, results will be tabulated and input considered. A Board/public update for feedback and direction took place on April 19, 2023 at regularly scheduled Board meeting. Commissioners Chang-Kiraly and Slater-Carter were assigned to design Ad Hoc Committee. Committee met with design consultants on 6.6.23.
  - Ad Hoc Committee met with design consultants on 8/10/23. Project update and request for direction presented to full Board 10/18/23. Board directed Finance Committee to review current obligations and report back.
  - 11/15/23 Board approved additional funding for design and permitting of larger scale project, almost doubling project square footage. G&S continuing to work on formal design, public outreach and permitting.
  
- **PPH Launch Ramp, Restroom and Boat Rinse Replacement Project, 2023-02: Initiated February 2023**
  - Request for Proposals for design/engineering/permitting was publicized February 1, 2023. Bid opening will occur April 5, 2023.
  - Project put on temporary hold, as we have been notified by DBW that we may be selected in June to receive a grant award for financial assistance with design/engineering/permitting. If so, we will need to modify our RFP with contract changes in accordance with DBW grant requirements. District GM/Commissioners met with DBW Commissioners 6.7.23 at LR, provided tour and grant discussion. DBW unanimously approved moving forward with \$400k grant for District's design, engineering and permitting.
  - Green light provided by DBW to advertise approved RFP for design, engineering and permitting. Advertised and pre-bid conference occurred Sept 13, 2023.
  - Bids/proposals opened October 27<sup>th</sup>. DBW reviewing proposals and comparative analysis underway. Winning proposal for Board consideration 2.21.24, approved.
  - Design, Engineering, Permitting contract draft was successfully reviewed by DBW grant team, executed by both M&N and District GM. Project kick-off meeting held May 6, 2024. Design/permitting underway.

# San Mateo County Harbor District

## Grant Progress Report

District entered into an agreement with CSS Grant Writing consultant, had first meeting 4/9/24. CSS has been provided all information pertaining to District approved projects, will identify, and apply for, any applicable grants to help cover both design and construction costs.

### **GRANTS COMPLETED & SUBMITTED**

#### **Division of Boating and Waterways: Surrendered and Abandoned Vessel Exchange (SAVE)**

**Submitted on:** April 28, 2023

**Submitted by:** Kin Yip Chan w/ assistance of California Consulting

**Amount Requested:** \$150,000

Remove abandoned vessels from both PPH and OPM

**Brief Summary of Grant Request:** To remove, reduce and prevent abandoned recreational vessels from entering San Mateo County Harbor District's waterways.

**STATUS:** AWARDED

#### **Division of Boating and Waterways: Boat Launching Facilities (BLF) Grant**

**Submitted on:** February 1, 2023

**Submitted by:** California Consulting, Inc.

**Amount Requested:** \$400,000

PPH Launch Ramp, Boat Rinse and Restroom Replacement Project

**Brief Summary of Grant Request:** The main scope of this proposed project is to improve PPH facilities and provide quality services to better meet the needs and expectations of customers, Concrete ramps, boarding float dock, trench drain, 30,000-sq. ft concrete paving for turn around area, new ADA compliant restroom, fish cleaning station, boat wash stations, etc.

**STATUS:** AWARDED – As of June 24, 2023, SMCHD received confirmation of potential reimbursement of \$400,000 from the Division of Boating & Waterways for a planning grant at Pillar Point Harbor's Boat Launch Facility that will fund the design, permits, etc..., with an engineer's cost estimate for construction.

#### **Ocean Protection Council SB-1 Track 2 Construction Grant for Surfers Beach Pilot Project**

Submitted letter of intent, met with OPC and grant writers May 10<sup>th</sup>. Based on feedback, met with GM, design and grant team 6/4/24 to discuss editing LOI and submission of additional information to increase likelihood of success. If grant awarded, would cover \$2.8mm in construction costs for the *Surfers Beach Pilot Restoration Project*. Confirmed LOI was submitted prior to deadline and currently submitting letters of support.

## **Grant Reporting Requirements Submitted**

### **California Coastal Conservancy – Pillar Point Harbor R/V Park Public Restroom and Greenspace Project located at Surfers Beach**

**Date Awarded:** December 2021

**Amount Awarded:** \$212,812

**Status:** Currently being completed by Questa Engineering, including progress reports and receipts as needed.

### **Metropolitan Transportation Commission – Pillar Point Harbor R/V Park Public Restroom and Greenspace Project located at Surfers Beach**

**Date Awarded:** May 2022

**Amount Awarded:** \$298,000

**Status:** Currently being completed by Questa Engineering, including progress reports and receipts as needed.

### **Peninsula Clean Energy (CALeVIP EV Program) – Three Level-3 ChargePoint Chargers Located at the new RV Park Restroom/Greenspace Project**

**Date Awarded:** October 2022

**Amount Awarded:** \$15,000

**Status:** EV charging spaces have been installed, awaiting final inspection and submission for grant reimbursement.