

Capitola City Council

Agenda Report



Meeting: August 22, 2024

From: Public Works Department

Subject: Wharf Resiliency and Public Access Project Completion

Recommended Action: 1) Accept as complete the Wharf Resiliency and Public Access Project constructed by Cushman Contraction Corporation at a final cost of \$10,145,475; 2) authorize the City Clerk to file and record a Notice of Completion; and 3) authorize the release of the contract retention held in escrow of \$257,273.75.

Background: The Wharf Resiliency and Public Access Project (the Project) addresses the long-term resiliency of the Capitola Wharf by widening the Wharf, repairing failing pilings, replacing the deck, and adding new restroom facilities. Construction by Cushman Contracting Corporation (Cushman) began in September 2023.

The storms in December 2023 caused additional damage to the Wharf and its structures, necessitating the removal of buildings and further repairs to the Wharf beneath them. The removal of these buildings required modifications to the Wharf's utilities. To facilitate interim uses on the Wharf while a permanent plan is developed, several temporary utility hook-up locations were installed.

In conjunction with this Project, the Capitola Wharf Enhancement Project (CWEP) fundraised for enhancements to the Wharf. Some of these enhancements included utility connections, which were contracted to Cushman and funded by the City.

Remaining enhancements, which are not within Cushman's scope, include an enhanced entry gate, installation of seating, additional memorial plaque replacement, and educational signage funded by the Monterey Bay National Marine Sanctuary Foundation (MBNMSF). These enhancements will be completed in September 2024.

Discussion: The Project was substantially complete at the end of June. The only incomplete items in Cushman's scope are the installation of CWEP light fixtures, electrical panel, and a water-filling station. Due to long lead times and their addition mid-project, it did not make sense for Cushman to remain mobilized for these installations. This work will be completed by Cushman's electrical subcontractor. These items have been removed from Cushman's scope, via change order, to complete the Project and contracted directly with the subcontractor at the same price.

The Project has been inspected by staff and the engineer of record, Moffatt & Nichol, and all punch list items have been completed. Staff recommends a Notice of Completion (NOC) be issued for the Project.

Fiscal Impact: The following tables itemize the final revenue and expenditures for the project.

Table 1. Wharf Resiliency and Public Access Project Funding

Source	Amount
Coastal Conservancy Grant	\$1,900,000
HUD Grant	\$3,500,000
Measure F	\$2,500,000
General Fund (2/27 and 4/11)	\$849,000
Insurance from January 2023 Storm Damages	\$1,000,000
California Natural Resources Agency	\$500,000
FEMA/CalOES	TBD

Source	Amount
Total Project Funding	\$10,249,000

Table 2. Wharf Resiliency and Public Access Project Expenses – Cushman Contracting

Item	Amount
Initial Contract (inclusive of January 2023 Storm Damage and Change Order 1)	\$7,742,200
Change Order 2 – Additional Pile Sleeves	\$104,400
Change Order 3 – Modification of Pile Attachment	\$42,600
Change Order 4 – Design Modifications	\$213,800
Change Order 5 – Storm Damage (December 2023)	\$212,900
Change Order 6 – Building Demolition	\$832,500
Change Order 7 – Work Under Buildings	\$496,900
Change Order 8 – CWEP Utilities and Installation	\$102,800
Change Order 9 – Head of Wharf Utilities, Displaced Piles	\$190,700
Change Order 10 – Final Project Balancing	\$206,675
Total Project Expenses - Cushman	\$10,145,475

Coordination with FEMA and CalOES for financial assistance remains ongoing. While financial reimbursement is anticipated, the exact amount is currently uncertain.

Attachments:

1. Notice of Completion

Report Prepared By: Jessica Kahn, Public Works Director

Reviewed By: Julia Gautho, City Clerk; Samantha Zutler, City Attorney

Approved By: Jamie Goldstein, City Manager