



Wharf Resiliency and Public Access Project

City Council

February 22, 2024

Project Overview - Wharf Resiliency and Public Access



- Project Key Elements
 - Widening, piling fixes, deck replacement, restroom addition
 - Ensure the Wharf's long-term resilience
- Contractor: Cushman Contracting
- Commencement Date: September 2023

Wharf Resiliency Project – Remaining Scope

- **1. Widening:** Anticipated completion within the next 1-2 weeks.
- **2. Address Buildings:** Anticipated demolition
- **3. Head of Wharf:** Pile replacement and repairs
- **4. Bathroom:** Installation pending.
- **5. CWEP:**
 - Lighting and related electrical work
 - Furniture installation
 - Art, Fish station
- **6. Other Items:**
 - Signage project
 - Plaque replacement
 - Security gate installation
 - Landing and floating dock

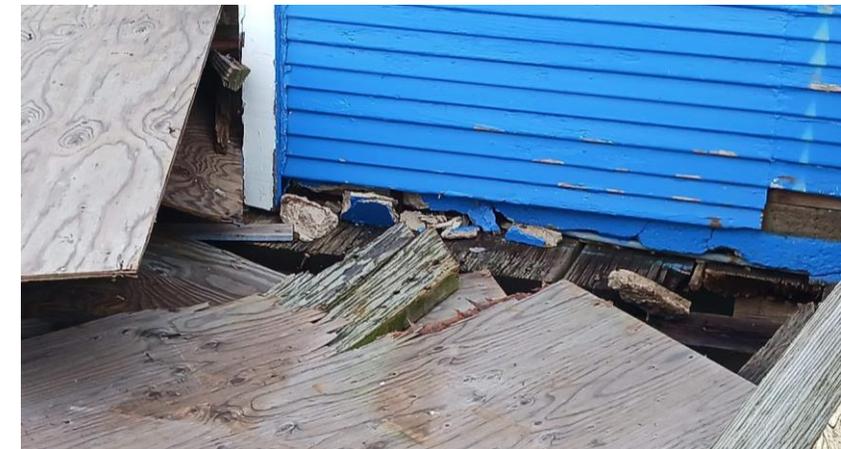


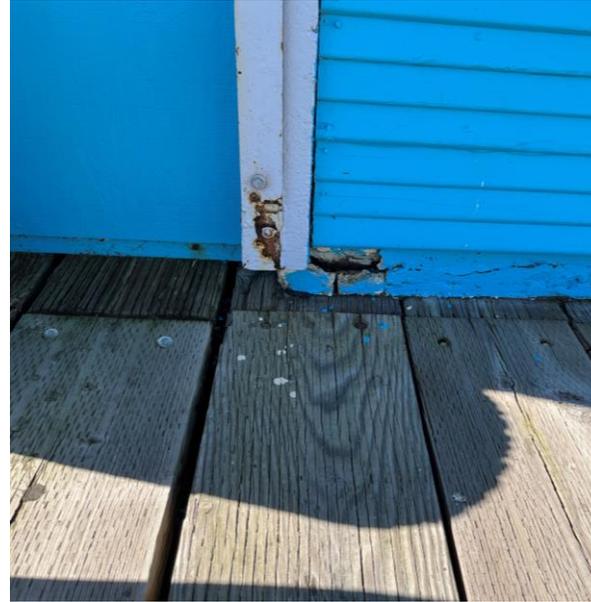


Building Assessments

Wharf House Restaurant

- Severe structural deficiencies
- Immediate hazard





Building Assessments

Bait Shop

- Severe structural deficiencies
- Confirmed by independent engineer

Independent
Evaluation: Tim
Wann Structural
Design

- Wood-framed buildings on wharf, 40+ years old, with deteriorated concrete slab.
- Extensive damage to the slab from rusted reinforcing and recent waves; beyond repair.
- Salvaging structures impractical due to costly support requirements and likely wood framing issues.
- Incomplete assessment of wood framing, but repairs would trigger code upgrades.
- Recommendation: Remove structures due to high cost, complexity, and hindrance to wharf repairs.

February 21, 2024 Town Hall



- **Supporting Businesses and Encouraging Tenancy**
 - Commitment to supporting businesses on the wharf.
 - Strong desire for businesses to continue operating in the current location.
- **Questions Regarding Demolition and Financial Stability**
 - Exploring the necessity of demolition.
 - Assessing financial position and implications

Building Assessments

- **Preserving the buildings is not feasible due to:**
 - Extensive repairs needed, including lifting and rebuilding the foundation.
 - Addressing code non-compliance issues.
 - Managing hazardous material concerns.
- **Considerations**
 - High associated costs make these repairs financially impractical.
 - The projected expenses are likely to exceed the cost of constructing a new building.
 - Such repairs would hinder the necessary wharf repairs

Building Demolition Process

- **Content Removal**

- Streamlining the removal of contents.
- Facilitating Boat and Bait content removal and storage.

- **HazMat Challenges**

- Addressing hazardous material issues.
- Conducting asbestos abatement.

- **Building Demolition**

- Completed under emergency permits.
- Inability to use typical heavy equipment due to wharf limitations.
- Reliance on manual labor to avoid debris entering the ocean.

- **Debris Management**

- Utilizing small trucks for transportation from head to base of the wharf.
- Employing smaller dumpsters near Wharf Road for efficient dumping.
- Ensuring proper disposal of debris.

Recommended Approach for Building Demolition and Repair within Resiliency Project

1. Obtain emergency permits for the demolition – in progress
2. Initiate a change order with the onsite mobilized contractor to include demolition of buildings in the project scope
3. Execute the demolition of buildings, in line with the Resiliency Project
4. Conduct repairs under the demolished buildings
5. Upon completion of demolition and repairs, resume and finalize the remaining repair work within the overall Resiliency project

Alternative Approach:

Engage another contractor within Resiliency Project

1. Cease Cushman work, incur holding costs.
2. Obtain new bids, covering demo, abatement, and content removal.
3. Cushman to complete work for new contractor access, incur additional costs.
4. Cushman to implement environmental compliance measures under current permits, incur associated costs.
5. Execute the demolition of buildings, while Resiliency Project is on hold.
6. Commence repairs beneath the demolished structures.
7. Upon completion of demolition and repairs, resume and finalize the remaining Resiliency project work.

Alternative Approach: Defer Demolition to End of Resiliency Project

1. Immediate Safety Measures:
 - Shore up the wharf house for safety.
2. Partial Project Completion by Cushman:
 - Engage Cushman for project work up to the wharf house.
 - Incomplete project due to safety concerns.
3. Demobilization of Cushman:
 - Cushman demobilizes after completing their scope.
4. Engineered Plans and Permits:
 - Develop new engineered plans.
 - Obtain new regulatory permits for demolition and wharf project completion.
5. Bid Process:
 - Bid out demolition and repair work.
6. Mobilization of New Contractor:
 - Award contract to selected contractor.
 - Mobilize new contractor, under new permit timing conditions.



Head of Wharf Repairs

- **January Damage:**
 - Head of the wharf sustained damage in January.
- **December Damage:**
 - Additional damage occurred to the head of the wharf in December.
- **Repair Scope:**
 - Full replacement of decking was planned.
 - Additional piles and structural elements were found damaged and required attention.
- **Landing Damage:**
 - The landing area also incurred damage, necessitating repair or replacement.

Head of Wharf Restroom – Portland Loo



- **Portland Loo and Credit:**
 - Portland Loo and credit option (\$200-\$300k) due to building losses
- **Project Significance:**
 - Importance of restroom facilities in the project, supported by dedicated funding

Other Items

- Capitola Wharf Enhancement Project
 - Scheduled for consideration at the Planning Commission on 3/6/24
 - Propose integrating electrical and furniture components into the Cushman contract change order
 - Artistic and other elements under separate development
- Additional efforts, including
 - Educational signage secured through MBNMSF grant.
 - Plaque replacement, floating dock, and security gate installation under the existing Cushman contract

Proposed Change Order - Cushman Contracting

The total contract cost exceeds the project construction estimate by 15%

Initial Contract (inclusive of January 2023 Storm Damage)	\$7,740,000
Change Order 1	\$104,300
Change Order 2	\$43,000
Change Order 3	\$213,700
Change Order 4 - Storm Damage (December 2023)	\$213,000
Current Contract	\$8,314,000
CWEP – Cushman Construction	\$313,000
Building Demolition	\$1,000,000
Repair Work Under Buildings	\$500,000
Head of Wharf Repair	\$100,000
Estimate of Change Order 5	\$1,913,000
Total Contract Amount	\$10,227,000

Project Budget

Coastal Conservancy Grant	\$1,900,000
HUD Grant	\$3,500,000
Measure F	\$2,500,000
Insurance from January 2023 Storm Damages	\$1,000,000
California Natural Resources Agency	TBD
FEMA	TBD
CWEP Fundraising	\$400,000
Total Project Funding	\$9,300,000
<u>Expenses</u>	
Cushman Contract w/ CO 1-5	\$10,227,000
CWEP – Non-Cushman Items	\$337,000
Estimated Project Costs	\$10,564,000
<u>Available Funds</u>	
Projected Deficit	\$1,264,000

Project Budget –
Amended Deficit

Projected Deficit	\$1,264,000
Restroom Credit	(\$200,000)
California Natural Resources Agency	(\$500,000)
Projected Deficit	\$564,000

Next Steps – Select Building Demolition Option

Cushman Demolition:

- *Pros:*
 - Streamlined coordination with ongoing work.
- *Cons:*
 - May not offer the most competitive pricing.

Alternative Quote:

- *Pros:*
 - Potential for more competitive pricing, albeit marginal
- *Cons:*
 - Coordination challenges with ongoing project work.
 - Time needed for evaluating and selecting a new contractor

Post-Project Demolition:

- *Pros:*
 - No disruption to ongoing project work.
- *Cons:*
 - Delays in addressing potential safety concerns
 - Separate mobilization and coordination efforts needed after project completion.

Next Steps

Portland Loo Installation Decision:

- Evaluate the need of installing the Portland Loo.

Project Completion Projection:

- Anticipated project completion in Fall 2023.

Future Visioning and Public Process:

- Engage in future visioning exercises.
- Initiate a public process to gather input on the future development of the wharf.

Reccomendation

- Approve Change Order 5 to the Public Works Agreement with Cushman Contracting for the Wharf Project in an amount not to exceed \$1,913,000 (for a total contract amount of \$10,227,000) and adopt a resolution amending the FY 2023-24 Adopted Budget to allocate an amount not to exceed \$564,000 in funding for the additional project expenditures.

