

Capitola City Council

Agenda Report



Meeting: February 8, 2024

From: Public Works Department

Subject: Wharf Resiliency and Public Access Project

Recommended Action: Receive a progress report on the Wharf Resiliency and Public Access Project.

Background: The Capitola Wharf is currently undergoing significant improvements through the Wharf Resiliency and Public Access Project. This initiative is focused on key elements, including widening the narrow part of the wharf, fixing failing pilings, replacing the deck, and adding new restroom facilities. The comprehensive plan includes expanding the trestle, making structural repairs, and addressing damages from the storm event on January 5, 2023, all aimed at ensuring the Wharf's long-term resilience. Construction by Cushman Contracting commenced in September 2023 and has been advancing steadily since then.

Discussion: To date, repair and reconstruction of the existing trestle and the widening of the Wharf has been completed up to Bent 36 (Attachment 1). Completion of widening to Bent 46 is steadily progressing. Installation of the restroom at the base of the Wharf is scheduled for the coming weeks. The removal of old piles, as required by the project's mitigation measures, has also been successfully completed.

A storm event on December 28, 2023, resulted in additional damage to the Wharf. The damages include broken piles, exposed drift pins, and splintered timber piles in non-improved sections of the Wharf. Framing between the newly constructed Bents 27 and 30 experienced damage and deformation from wave uplift forces. Deck boards were lifted and splintered, posing potential hazards. Assessments of the head of the Wharf remain ongoing, presenting challenges primarily due to access issues.

Staff has now completed evaluations at the Wharf House Restaurant and unfortunately the building is severely damaged. The seaward-facing wall is collapsing, compromising structural integrity, and the foundation is compromised. The building is a total loss. Staff is obtaining estimates for building demolition.

The Bait Shop has also sustained significant damage to the foundation and will require repair prior to resuming operation.

Active collaboration with FEMA is underway to assess eligibility and facilitate payment for damages to both the Wharf and the buildings resulting from the January storms. Additional damage from the December storm may be eligible for reimbursement if a disaster is declared in the future.

Weather conditions continue to pose scheduling challenges, with anticipated rainy weather and large swell events expected to persist throughout the winter. Ongoing assessments and adaptive measures remain essential to navigate and address the complexities arising from both the construction project and the impact of adverse weather events. Construction is currently anticipated to be completed in Fall 2024.

Fiscal Impact: Wharf Resiliency and Public Access Project budget and expenses is detailed in Table 1 and described in more detail below.

Table 1. Wharf Resiliency and Public Access Project Budget

<u>Funding</u>	
Coastal Conservancy Grant	\$1,900,000
HUD Grant	\$3,500,000
Measure F	\$2,500,000
Insurance from December 2023 Storm Damages	\$1,000,000
California Natural Resources Agency	TBD
Total Project Funding	\$8,900,000
<u>Expenses</u>	
Initial Contract (inclusive of January 2023 Storm Damage)	\$7,740,000
Change Orders	\$361,000
Storm Damage (December 2023)	\$213,000
CWEP Allocation	\$250,000
Building demolition/repair work	TBD
Total Project Costs to date	\$8,564,000
<u>Available funds</u>	
Remaining Contingency	\$336,000

The original construction contract signed with Cushman Contracting amounted to \$7.74 million. Before the occurrence of the December storm, change orders were executed totaling \$361,000. The subsequent storm damage repairs incurred an additional \$213,000, resulting in a cumulative change order of \$574,000 and a revised contract amount of \$8.31M. Unquantified repairs at the head of the Wharf introduce uncertainty into the project's total cost. \$250,000 had also been allocated to the Capitola Wharf Enhancement Project (CWEP) for ancillary improvements on the wharf structure.

The initial budget allocated for this project was \$8.9 million, encompassing grants from the California Coastal Conservancy and U.S. Department of Housing and Urban Development, along with anticipated insurance payouts for damages from the January storms. Additionally, the project secured \$500,000 in funding from the state budget. However, the funding agency, the California Natural Resources Agency, has informed the City this funding is currently on hold pending the finalization of the state budget. Unfortunately, the status of this funding may remain uncertain until at least July.

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