



## Staff Report

**TO:** Board of Harbor Commissioners

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

**DATE:** January 15, 2025

**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.
- Met with design team and contractors for the Electrical Upgrades on site 9/5/24 for pre-construction discussion and again 10/23/24. Construction has been postponed until mid May due to active commercial crab season heavy Johnson Pier use.

- **Surfers Beach Sand Replenishment Pilot Project: Initiated Oct. 2015**

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. Informed by DBW that the \$800,000 construction grant has timed out, unable to extend again.

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

Grant Team looking for alternative funding. Met with GM, design and grant teams 6/4/24 to discuss OPC Grant opportunity, submitted Letter of Intent along with multiple letters of support from allied agencies and public officials. The District recently submitted an application for an SB 1 Track 2 grant from Ocean Protection Council (OPC). The funding request was for \$2,956,250 to cover most of the construction related costs for the project. The District received and submitted fourteen letters of support for the grant from elected officials, agencies, local municipalities, and NGOs. A decision was made on the grant application at

the September 10, 2024 OPC meeting. Board approved accepting the grant at the November 20, 2024 meeting.

Consultant Damitz provided updated project timeline at 8/21/24 regular Board meeting. Updated Estimated Completion Fall 2025.

[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. Design consultant 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 25, 2024. Bids were opened May 30, 2024 and low bid was approved by Board on June 12, 2024. Notice to Proceed was issued, but due to environmental compliance, construction start must wait for Spring 2025.
  
- **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.
  - 8/13/24 GM met with retail center tenants and design team to discuss current plans and get input. Design team, tenants, GM and assigned Board Committee have continued to discuss challenges, funding and timeline.
- **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 was brought to Board for consideration 2.21.24 and was 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. 60% design submitted to DBW for review January 2025.

# 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 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. Met with GM, design and grant teams to discuss OPC Grant opportunity. The District submitted the funding request for \$2,956,250 to cover most of the construction related costs for the project. The District received and submitted fourteen letters of support for the grant from elected officials, agencies, local municipalities, and NGOs. September 10, 2024, at the OPC meeting, it was determined to allow our District to submit final application. Resolution accepting the grant brought to District Board 11/20/24.

#### **BOAT US Abandoned Vessel Removal Grant**

Letter of Intent submitted on 8/12/24 to receive funding for removal of 94' tug vessel Caleb from PPH outer Harbor. Final application submitted 12/3/24, will update Board when more information is obtained.