



MEMORANDUM

TO: Board of Commissioners
FROM: Andrea Lueker, Harbor Manager
Kristen Stout, Business Manager
Loch A Dreizler, Facilities Manager
DATE: March 28, 2017
SUBJECT: Avila Pier – February/March 2017 Update

Recommendation / Proposed Motion

- Receive and file; no action necessary

Policy Implications

The District's Operations and Maintenance Permit indicates that the Avila Pier "may need routine maintenance from normal use or emergency repairs caused by storm damage, vehicle accidents, boating accidents, including: decking, stringers, caps, rails, piles, ladders, landings, utilities, equipment, hoist, and public restrooms." However, the plume may require additional regulatory oversight and approval.

Fiscal Implications / Budget Status

On February 23, 2016, the Board approved \$45,000 to hire a Public Relations Firm to identify and engage stakeholders in fundraising efforts to rehabilitate the Avila Pier. \$8,250 came from *Remove Barriers to Coastal Access*, \$8,600 from *National Fish and Wildlife*, \$3,150 from *General Fund Budget Contingency*, and \$25,000 from *General and Administrative budget categories*.

Alternatives Considered

The following actions were considered but are not recommended at this time:

- None at this time

Discussion

After the El Nino storm of 1983, the Avila Pier was re-built. In early 2000, during the Unocal cleanup, 11 bents from the plaza seaward were removed and replaced.

The following Chronology of Events provides a brief summary of the rehabilitation project for future reference.

Chronology of Events

March 2017

- Netzel Grigsby provided the Feasibility Study Report – Executive Summary Report, to the Feasibility Study Advisor Committee on March 6 and March 13, 2017. The Study Advisory Committee reviewed the Executive Summary Report and forwarded their recommendations to the Avila Pier Rehabilitation Ad-hoc Committee.
- The Avila Pier Rehabilitation Ad-hoc Committee met on March 15, 2017 to review and discuss the recommendations made by the Feasibility Study Advisory Committee. The approved recommendations will be forwarded to the Harbor Commission on March 28, 2017 for review and discussion.

February 2017

- Netzel Grigsby provided the Feasibility Study Report to the Avila Pier Feasibility Study Executive Committee on February 14, 2017. Upon initial review, the Executive Committee modified the report out dates to the Study Advisory Committee and the Harbor Commission. The feasibility study report will be presented to the Study Advisory Committee on March 2 and to the Harbor Commission on March 28, 2017.

January 2017

- Netzel Grigsby continued interviewing individuals selected for the feasibility study. As of January 18, 18 interviews have been completed, with 10 more scheduled for the remainder of January. Netzel Grigsby is on schedule to complete the 30-35 interviews needed by the end of the month. The feasibility study report will be presented to the Study Advisory Committee on February 21 and to the Harbor Commission on February 28, 2017.

December 2016

- December 8, Committee Meeting to review timeline and MatchFire's progress for completing the 501c3 tax-exempt nonprofit organization.
- December 5, Study Advisory Committee Meeting with Staff Netzel/Grisby & Associates, to discuss summarized version of the projected budget, and the revised case for supporting the rehabilitation of the Avila Pier.
- Moving the "closed gate" out by modifying some existing piles is dependent on low tides, daylight, and minimal surf and although we have had some low tides in the past few months, we have had many days of northwest swells that make this type of work difficult if not impossible. We have some afternoon low tides coming up mid-December, but we need minimal surf too. This is on our radar screen, and we are looking at tides and surf.
- Netzel Grigsby began the interview process for the feasibility study.

November 2016

- November 15, Feasibility Study Advisory Committee - initial meeting with Netzel/Grisby
- November 1, Committee and Staff met with Netzel/Grisby & Associates for kick-off meeting and established a preliminary schedule to complete Feasibility Study

October 2016

- October 25, 501(c)3 officer's meeting scheduled to approve Bylaws / Minutes.
- October 18, Staff to meet with Netzel/Grisby & Associates for introductions, and to develop schedule.
- October 13, Ad-hoc Committee, MatchFire, and staff met to discuss 501(c)3 progress and next steps, non-profit bylaws, feasibility study, information banner/sign for Avila Pier, recap Meet and Greet, and future timelines

September 2016

- September 27, Harbor Commission approved selection of Netzel/Grisby Associates, Inc., to perform Feasibility Study
- September 22, "*Meet and Greet*" held for prospective volunteers, donors, stakeholders, interested observers, etc., along with Ad-hoc Committee, staff, and MatchFire
- On September 19, 2016 Ad-hoc Committee met and interviewed representatives from Netzel/Grisby Associates, Inc. After a thorough discussion, Netzel/Grisby Associates, Inc. was selected as the company to complete the Feasibility Study (See staff report from September 27, 2016)
- September 12, Ad-hoc Committee, MatchFire, and staff reviewed and discussed three proposals received for the fund raising feasibility study, and also developed an agenda for "*Meet and Greet*" held on September 22
- Staff ordered hardware to perform temporary pile repairs to enable the "*Pier Closed*" gate to be moved 6 Bents seaward.

August 2016

- August 16, Ad-hoc Committee, MatchFire (Studio Good), and staff discussed additional formation ideas for the 501(c) 3, and request for proposals for developing a Feasibility Study. See staff report from August 23, 2016 meeting for additional information. Additional meeting with MatchFire scheduled for August 25, 2016 to continue discussions.
- Staff ordered lumber materials to perform temporary pile repairs to enable the "*Pier Closed*" gate to be moved 6 Bents seaward

July 2016

- July 14, Ad-hoc Committee, MatchFire (Studio Good), and staff reviewed and discussed additional ideas in the formation of the 501(c) 3, and fundraising.

June 2016

- June 28 Harbor Commission approved the installation of temporary pile repairs to enable the “*Pier Closed*” gate to be moved about 5 or 6 Bents seaward. The completion of this project is dependent upon low tides and material procurement.
- On June 9, Ad-hoc Committee, Studio Good, and staff reviewed and discussed candidates for filling roles on the future 501(c)3 Board of Directors, Studio Good is developing a one page fact sheet that summarizes the key roles to be filled, with a goal to present proposed Board Member selection to Commissioners for approval at the August Board Meeting

May 2016

- On May 12, Ad-hoc Committee, Studio Good, and staff reviewed, discussed and agreed to an outlined Scope of Work (SOW) developed by Studio Good. This SOW will help both parties track progress and expectations (see attached SOW).

April 2016

- On April 28, staff and District consultant, Dave Moran, met with representatives from Chevron, Water Quality Control Board, and California Department of Fish and Wildlife to discuss the Avila Plume. There were no conclusions about the role Chevron may play in the rehabilitation, however the dialog continues to move forward, and staff is reviewing documents from the previous clean-up project to see if there are any references related to driving piles in the plume.
- On April 26, Harbor Commissioners moved to formalize a working relationship with Studio Good using the District’s standard Professional Service Agreement, and gave direction to refine a Scope of Work with Studio Good, staff, and the Ad-hoc Committee. Both documents have been signed by both parties.

March 2016

- Approve Avila Pier Rehabilitation Project Scope to synchronize with the 2004 Master Plan Conceptual Description and Graphics for the Avila Pier. The District’s Master Plan includes a *Conceptual Plan* for Avila Pier and graphically represents the Avila Pier’s 1983 footprint, including potential improvements like skiff racks, interpretive exhibits, and up to 6,000 square feet (including building and/or deck area) of Coastal Dependent, marine related Visitor Serving, or marine related Recreational Use.

February 2016

- PR Firm funding approved by Harbor Commission - \$45,000
- Avila Pier Ad-hoc Committee reconvened on February 8 to discuss finalist
- Staff checked references in anticipation of committee meetings in March
- Second round of PR Firm Interviews conducted on February 1

January 2016

- Avila Pier Ad-hoc Committee formed – Commissioners Blecha and Matakovich
- First round of PR Firm Interviews were held on January 19, 2016
- Second round of PR Firm Interviews were scheduled for February 1

December 2015

At the December 15, 2015 Board of Commissioners meeting, the Board considered three separate staff reports regarding the Avila Pier:

1. Project Charter – outlines process to complete the project
2. Long-Term Planning
3. Short-Term Planning

November 2015

- Staff direction to pursue alternatives for hiring a Public Relations Firm

October 2015

- Developed Rough Estimates using pile installation comparison ratio with the Cayucos Pier. Cayucos Pier Cost was \$3,500,000 for 200 piles, 700 piles would cost approximately \$12,250,000 – this does not consider additional costs for working around plume, or planning for additional retail space on terminus as outlined in Master Plan.
- Solicit a Proposal from Barnett and Cox met with Harbor Manager and Facilities Manager on October 15, 2015, and will present a proposal to staff prior to the next Harbor Commission meeting in November.
- Solicit Proposal for the Geotechnical Survey from Earth Systems and Geo Solutions. Another variable in obtaining the Geotechnical Survey will be getting sample equipment on the pier; some additional methods / engineering will be required to distribute the loads on the pier to allow equipment access.
- Contact Area Specific County Supervisors, staff and President Barrow met with Supervisor Hill to discuss the future of the Avila Pier. Supervisor Mecham came out for a boat ride with President Barrow, Harbor Manager and Harbor Patrol in early October and the Avila Pier was one topic of conversation. Facilities Manager contacted Supervisor Compton's office to re-confirm the Supervisor's awareness of the Avila Pier's condition.

September 2015

Board Memo to discuss underwater pile survey, temporary stabilization and Shoreline Engineering conclusions and recommendations. No recommendations were approved at this time.

Underwater Pile Survey Summary

Pile Rating Summary (700 piles): starting at bent 20

- 9% severe (64)

- 18% major (126)
 - major damage
 - advance deterioration
- 34% moderate (239)
 - advanced deterioration
 - load-bearing capacity not significantly reduced
- 39% minor (271)
 - minor to moderate defects
 - load-bearing capacity is not reduced

August 21, 2015

Shoreline Engineering completes underwater pile survey written report

July 28, 2015

Termination of Public Contract Code §22050, does not impact the Emergency Coastal Development Permit. There will be adequate time for the preparation of Public Works bid documents, including construction documents and subsequent award.

July 17, 2015

Shoreline Engineering completes underwater pile survey; report to follow.

July 9, 2015

California Coastal Commission issues Emergency Coastal Development Permit

June 23, 2015

Harbor Commissioners made findings at June Board Meeting that the condition of the Avila Pier was an emergency and authorized a contract with Shoreline Engineering for underwater surveys.

June 19, 2015

Pier closed to public access

June 18, 2015

Shoreline Engineers recommends:

1. A structural condition inspection and assessment be completed on the balance of the Pier.
2. A complete evaluation be made as to the extent of repair, rehabilitation, or reconstruction that needs to be made.
3. The Pier should be closed until repair, rehabilitation, or reconstruction is completed.

April 2015

Shoreline develops preliminary construction plans for Avila Pier pile replacement

November 2014

Shoreline Engineering Draft Report Finalized

October 2014

Shoreline Engineering dive operations finds weather opening to perform underwater pile inspections.

Aug / Sep 2014

Contact Shoreline Engineering to prepare estimate to perform preliminary underwater survey and estimate costs for providing a pile repair/replace plan.

June 2014

Harbor District begins developing preliminary estimates, and making funding inquiries with agencies and organizations.

April/May 2014

Harbor District pier crew begins above-water survey

Planner / Analyst creates representative graphics

March 2014

Storm damages multiple piles and batter piles

February 2014

Harbor District met with Regional Water Board, Fish and Wildlife to discuss Avila Pier pile replacement within the plume, potential impacts and necessary Best Management Practices. First of many informal conversations and emails throughout entire process.