

Background

Avila Pier reached the end of its useful life after approximately 30 + years of service

Goals of the Avila Pier Rehabilitation

- Meet or exceed **Expectations** of Stakeholders
- Develop **Project Budget** based on engineered Construction Documents and Public Bid
- Provide **Value** (budget aligned with expectations) to visitors, residents, business owners of Avila Beach and Harbor District constituents

Scope of Rehabilitation

Stakeholders, with assist from Public Relations Firm, will help define project scope. Scope includes length, width of terminus, commercial space, and other public amenities.

Stakeholders	
Owner	Port San Luis Harbor District
Proposed Sponsor(s) but not limited to:	Constituents of Port San Luis Harbor District, California Coastal Conservancy, Wildlife Conservation Board, Chevron, Avila Beach Community Foundation and "Friends of Avila Pier", San Luis Yacht Club, Other Grant Agencies (including Residents and Business Owners in Avila Beach)
Project Manager	Project Manager – To Be Selected at Project Milestone #2 – shown below
Project Team	Port San Luis Harbor District, Public Relations Firm, Engineering Firm, Project Manager, Contractor(s), and Regulatory Agencies

Project Milestones

- 1. Initiating / Begin Project**
 - a. Develop Charter (a living document)
 - b. Identify Stakeholders
- 2. Planning / Engineering**
 - a. Define Scope
 - b. Approve Consultants
 - c. Secure Funding
- 3. Executing / Construction**
 - a. Award Bid to Contractor
- 4. Monitoring and Controlling Project**
 - a. PSLHD & Project Manager
- 5. Opening Ceremonies**

Constraints, Assumptions, Risks and Dependencies	
Constraints	A completion date is dependent on funding, stakeholder expectations and ocean conditions
Assumptions	Port San Luis Harbor District based preliminary cost estimates on the Cayucos Pier pile installation; new information will likely change the estimate. Also, consider the additional cost of working inside the plume, inflation, and minimum contingencies of 15%
Risks and Dependencies	<ol style="list-style-type: none"> 1. Not having enough money to build to desired expectations 2. If a shorter pier is constructed, how much will it cost to remove the remaining infrastructure – decommission existing piles? 3. Plume becomes more labor intensive than anticipated