



MARIN COUNTY  
PARKS  
PRESERVATION • RECREATION



· OPEN SPACE DISTRICT  
· REGIONAL PARKS & PATHWAYS  
· COMMUNITY PARKS  
· LANDSCAPE SERVICES

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March 19, 2024

Honorable Board of Supervisors  
Marin County Civic Center  
San Rafael, CA 94903

**SUBJECT: REQUEST TO APPROVE PROJECT PLANS AND SPECIFICATIONS, AUTHORIZE PROJECT TO BE OPEN FOR BIDDING, AWARD CONTRACT FOR THE MCNEARS PIER REPAIR PROJECT, AND RELATED BUDGET ADJUSTMENTS**

Dear Board Members:

**RECOMMENDATION:**

1. Approve project plans and specifications for McNears Pier Repair Project.
2. Direct the Clerk to publicly advertise the Notice to Bidders on March 22 and April 11, 2024.
3. Set the bid opening at 2:00pm on Thursday, April 18, 2024.
4. Authorize the Director of Parks to award the contract.
5. Authorize the Director of Finance to approve budget adjustment as outlined in the Fiscal Impact section of the staff report.

**SUMMARY:** On Tuesday, March 21, 2023, a severe storm with high winds occurred in the Bay Area. A concrete sailing vessel broke free from its mooring and was blown from the north into the McNears Beach Fishing Pier, colliding into the north side of the pier causeway near the intersection with the pier head. The vessel broke up, sank and remnants remain at the bottom of the pier.

Parks staff immediately closed the pier and contacted an engineering firm, Liftech Consultants, Inc., which has provided design services for several past McNears pier projects. Liftech performed a damage assessment, both above and below the water. Their assessment report noted the vessel's impact compromised the structural integrity of the pier by severely deforming a pier pile (supporting concrete post). As a result, the concrete deck dropped approximately 4 inches and the damaged pier pile remains only connected by a few strands of rebar and cracked concrete leaving the pier at risk for failure and collapse.

Since March 2023, Parks has worked with regulatory agencies to secure the necessary permits and conditions required to perform the work necessary to repair the pier. Also during this time period, Llftech Consultants, Inc. has prepared comprehensive plans, specifications, and cost estimates in preparation for public bidding. Plans to repair the pier include two potential scenarios. Because the vessel struck, broke into pieces and sank beneath the pier, the extent of the damage to the concrete pile is unknown. The first order of work will be to stabilize the pier followed by vessel removal. With the results of a bathymetric survey, it was revealed that the entirety of vessel is mostly intact and resting against the pier pile. This effort will require specialized expertise and considerable time and labor to remove safely and with minimal impacts.

Once the pile is clear of the vessel and any surrounding debris, a detailed assessment of the pile condition will be performed to determine the required repair method. If the pile is not damaged beyond what is currently assumed, the existing pile will remain in place and repairs to the pile collar will be performed. If the underwater assessment reveals more extensive damage, the existing pile will be removed, and replaced with a new driven concrete pile.

Due to the environmental regulatory restrictions, work to repair the pier shall not begin until June 15, 2024 with all in-water work to be completed before November 30, 2024.

Marin County Parks has determined that the repair project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to section 15369 of the State CEQA Guidelines, which allows for emergency projects and State CEQA Guidelines Section 15301, which allows for repairs to existing facilities. Marin County Parks staff filed a Notice of Exemption for this project with the Marin County Clerk on September 1, 2023.

Marin County Parks has secured regulatory permit authorizations from the U.S. Army Corps of Engineers, the San Francisco Regional Water Quality Control Board, California Department of Fish and Wildlife, and the San Francisco Bay Conservation and Development Commission. Marin County Parks and the selected contractor would implement all special conditions included in these permits, including the specified project implementation timing and annual monitoring and reporting.

The Engineer's estimate for bidding is \$3,268,000. Actual costs are unknown until bids are opened. Due to the unknown pile condition, two (2) bid repair alternates are included in the estimate to receive accurate bids for these two items. Once the damage can be assessed during the underwater inspection, only one of the bid repair alternates will be accepted. The alternate not used will be deleted and removed from the contract compensation total. Therefore, in order to expedite this project and accomplish the work during the narrow work window as stipulated by the environmental permits, staff recommends

that your Board authorize the Director of Marin County Parks to award the construction contract to the lowest responsive and responsible bidder based on the "Total Base Bid + two (2) Bid Alternatives" amount. A county-controlled construction contingency of 10% will be added, as noted in the fiscal impact, to cover potential change orders. Staff will return to your Board to request additional funds if needed.

**FISCAL IMPACT:** There will be no increase to General Fund net County costs as a result of your Board's actions. Approval will increase Marin County Parks Miscellaneous Projects Fund (1010) expenditure appropriations by \$3,594,800 in the McNears Pier Repair Project (52MCNPIERR) for construction and contingency, which will be fully offset by expected reimbursement revenues from the County's insurance carrier, and a \$25,000 reduction in Non-Departmental expenditures for the County's deductible.

Please feel free to contact us should you have any questions or concerns.

<b>REVIEWED BY:</b>	<input checked="" type="checkbox"/> County Executive	<input type="checkbox"/> N/A
	<input checked="" type="checkbox"/> Department of Finance	<input type="checkbox"/> N/A
	<input type="checkbox"/> County Counsel	<input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Human Resources	<input checked="" type="checkbox"/> N/A

Respectfully submitted,

Chris Chamberlain  
Assistant Director

**MUNIS JOURNAL NUMBER:** 2024091011  
**MUNIS CONTRACT NUMBER:** 32401490