



DATE: January 27, 2025

TO: Honorable Mayor and Members of the City Council through City Manager

FROM: Isabelle Boettner, EIT – Assistant Engineer II, Public Works Department (PWD)
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SUBJECT: Resolution Accepting Completion of Phase Two Installation of New Piles,
Docks, and Gangway for the Turning Basin Docks Project (C14402010) by
Dutra

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution accepting completion of phase two installation of new piles, docks, and gangway for the Turning Basin Docks Project (C14402010) by Dutra.

BACKGROUND

In 2022, the City completed maintenance dredging of the Turning Basin as well as an initial phase of dredging of the Petaluma Marina. As part of the Turning Basin dredging, the existing wooden floating docks, originally installed in the early 1980s, were removed. These docks were nearing the end of their useful life, were in disrepair, and were unsuitable for reinstallation. An engineering analysis also determined that the existing support piles were in a degraded condition and recommended their replacement.

On September 18, 2023, the City Council approved the award of the Turning Basin Floating Dock and Pile Installation contract to Dutra, per Resolution No. 2023-146 N.C.S. This contract has been successfully completed.

Separately, the City awarded a contract to Bellingham Marine, Inc. for the design and fabrication of the floating docks, per Resolution No. 2023-059 N.C.S., which remains active with additional work pending. Closeout of the Bellingham Marine Inc. contract will be addressed through a separate City Council action, anticipated in early 2025.

DISCUSSION

The project scope under Dutra's contract included the removal of the existing remaining dock, piles, and gangways, installation of the new floating docks, installation of two new gangways, and installation of 14 new support piles within the Petaluma River Turning Basin.

The Dutra Group was awarded the contract for a base bid of \$1,297,300.00, which included two optional bid items—Bid Alternates #1 and #2—totaling \$98,000.00 for a combined contract award of \$1,395,300.00. These optional items included an alternative pile installation method known as “rock socketing,” which could be required if the soil at pile locations proved unsuitable, and the cost for an additional steel pile, if necessary.

At the time of contract award, all project permits were secured except for final approvals from the Regional Water Quality Control Board and the U.S. Army Corps of Engineers. To account for potential delays, the contract included optional bid items—Bid Alternates #4 and #5—for remobilization during the 2024 environmental work window. Additionally, a construction contingency of \$209,295.00 was approved to address unforeseen conditions.

During construction, several changes impacted the contract value, as detailed below:

Anticipated Bid Alternate

- The re-mobilization required to resume and complete construction in 2024 was anticipated in the original bid documents under Optional Bid Item No. 4. This provision addressed potential project delays related to the extended permit review and approval timeline with the U.S. Army Corps of Engineers. Including the re-mobilization cost in the project bid documents minimized the City's liability for such delays.

Project Savings

- The concrete spall repair and inspection on the floating docks, initially included in the contract with Dutra, was removed and will instead be performed by the dock manufacturer, Bellingham Marine, to maintain warranty compliance. This adjustment reduced the contract cost.
- All 14 piles were installed without requiring the “rock socketing” method, which was estimated to cost roughly \$100,000 per pile requiring this installation method, resulting in substantial savings.
- The City was able to donate the salvageable portion of the remaining existing docks to the North Bay Rowing Club, a nonprofit organization. The salvaged docks replaced the rowing club's older, deteriorating docks and will be used for rowing practice for individuals of all ages and skill levels. This donation avoided disposal costs and supported a community organization at no additional expense to the City.

Additional Costs

- The unforeseen removal of one pile belonging to the Petaluma Small Craft Center (PSCC), which conflicted with PSCC's access to the new docks, required an additional day of crane barge standby as well as the disposal of an additional pile, resulting in increased costs.

- A continuous sound attenuation system was implemented during the installation of new piles with an impact hammer, to minimize impacts on aquatic life and be in permit compliance. This work involved materials, equipment, labor, and overhead costs, completed between July 2 and July 10, 2024. The system and associated hydroacoustic monitoring were authorized by Serial Letter 009, which outlined the requirements. The total cost was finalized based on the contractor's actual expenses and adjusted for the duration of equipment operation onsite

While savings were achieved in some areas, unforeseen costs resulted in an overall contract value increase of \$67,518.00, bringing the final contract value total to \$1,462,818.00.

The contract work was completed satisfactorily, with no disputed claims or incidents.

Figure 1: Entry gangway from the River Plaza before (left) and after (right)



Figure 2: Mid-section docks and piles before (left) and after (right) with new utility pedestal



Figure 3: Overview of docks before (left) and after (right) with new utility pedestal



PUBLIC OUTREACH

City staff developed a community and stakeholder outreach strategy for the dock replacement, building on prior outreach efforts from the dredging project. Staff began outreach to stakeholders in February 2023 about the upcoming dock replacement project. Key stakeholders such as the Petaluma Yacht Club, PSCC, Rowing Club, the Petaluma Downtown Association, and neighboring residents and businesses along both sides of the river were included in outreach efforts.

Staff also implemented a project website and included information about the dock replacement project in Community Update emails at appropriate times for notifications and updates. Staff notified and worked with project stakeholders about project impacts such as noise, bridge openings, and temporary closures.

Additionally, this agenda item appeared on the City’s tentative agenda document on January 6, 2025, which was a publicly noticed meeting.

COUNCIL GOAL ALIGNMENT

The Capital Improvement Program serves as a comprehensive catalog of community needs. Each year, the Council adopts a budget for the fiscal year that allocates funds and resources to priority projects. The Turning Basin Docks project (C14402010) is included in the FY2024-2025 Adopted Budget under CIP-44. The full FY2024-2025 Adopted Operating and Capital Improvement Program Budget can be found here: <https://cityofpetaluma.org/documents/fiscal-year-2025-adopted-budget/>.

CLIMATE ACTION/SUSTAINABILITY EFFORTS

This project advances Petaluma’s Blueprint for Climate Action goals by improving access, safety, and sustainability in the Petaluma River Turning Basin. The installation of new floating docks and ADA-accessible gangways enhances recreational opportunities and promotes eco-friendly activities such as boating, kayaking, and pedestrian use.

The replacement of creosote-treated timber piles with steel pilings eliminates a significant source of pollution, contributing to the health of the Turning Basin and the broader river ecosystem. Additionally, the docks were fabricated with non-ferrous structural materials, ensuring resistance to rust and deterioration in brackish water. This choice extends the lifespan of the infrastructure and reduces long-term maintenance needs, aligning with the City's commitment to sustainable resource use and resilient infrastructure. Through these efforts, the project supports habitat preservation, public health, and sustainable recreation in Petaluma.

ENVIRONMENTAL REVIEW

The project is eligible for categorical exemptions under California Environmental Quality Act(CEQA) Guidelines Section 15301 (Class 1), which applies to projects consisting of repair and maintenance of existing structures, and Section 15302 (Class 2), which applies to projects consisting of replacement or reconstruction of existing structures where the new structure will be located on the same site and will have substantially the same purpose as the structure being replaced. There is negligible or no expansion of use beyond what currently exists and there are no cumulative impacts, unusual circumstances, or other factors that would make the exemption inapplicable. Therefore, the project is exempt under Section 15301 (c), repair and maintenance to existing facilities, and Section 15302 (c), replacement or reconstruction of an existing public facility as demonstrated by the Exemption Memorandum, dated May 5, 2023. The City filed a Notice of Exemption on June 2, 2023 with the County of Sonoma for the Project to City Council subsequent to the City Council's May 1, 2023, action awarding contract for the fabrication. Accordingly, the environmental review was already completed and the statute of limitations to challenge the City under CEQA has run.

FINANCIAL IMPACTS

The total approved project budget for the Turning Basin Docks (C14402010) project is \$5,509,000. The contract work performed by Dutra only represents one phase of this project. The estimated contract value for this phase of work is \$1,462,818.00 and there are sufficient funds in the overall project to cover this full cost.

ALTERNATIVES

The contractor completed the project satisfactorily. Not accepting completion would likely result in a contractual dispute with the contractor.

ATTACHMENTS

1. Resolution
2. Location Map