



DATE: May 1, 2023

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

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SUBJECT: Resolution Authorizing Award of Contract for Petaluma Turning Basin Dock
Fabrication, Project Number C14402010, to Bellingham Marine Industries, Inc.

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution Authorizing Award of Contract for the Petaluma Turning Basin Dock Fabrication, Project Number C14402010, to Bellingham Marine Industries, Inc.

BACKGROUND

The adopted 2022-23 CIP budget for project #C14402010 includes dredging at the Marina and the Turning Basin. Additionally, the project includes repairs to the floating docks, support pilings (piles), and gangways at both the Marina and the Turning Basin.

The City completed maintenance dredging of the Turning Basin and an initial phase of dredging of the Petaluma Marina in 2022. Dredging of the Turning Basin required the removal of the existing wooden floating docks. The docks were in disrepair and were not suitable to be replaced after dredging. An engineering analysis also determined that the existing support piles are in a degraded condition and are recommended for replacement. The existing piles were left in place in 2022 since they did not need to be removed for the dredging. New piles will be designed and installed as part of the dock replacement project. Replacement of new floating docks, along with the installation of new support pilings at the Petaluma Turning Basin will be completed in 2023 under two separate contracts. The initial contract, recommended for award under this resolution, is for the fabrication of the new floating docks, which have a long production lead time of approximately 6 months. A second contract for the installation of the new docks and new support pilings will be advertised for bids in May 2023.

DISCUSSION

The project includes the design and fabrication of approximately 395 feet of a pre-engineered concrete floating dock system to replace the aging docks removed from the Turning Basin in 2022 prior to dredging. The installation of the docks and new support piles will be bid as a separate contract in May, 2023, for planned installation between July and November, 2023. The project includes a bid alternative for 80 feet of a pre-engineered concrete floating dock at a lower float level to accommodate kayaks and other small recreational crafts.

In addition, optional bid items include delivery of the concrete floats to Petaluma for installation, the potential for dock storage as needed, and two new accessible gangway ramps for the east and west side of the Turning Basin Docks to replace the existing gangways which do not meet ADA requirements.

The Petaluma Turning Basin Dock Fabrication Contract was advertised for bids on February 17, 2023, through the issuing of a Notice Inviting Bids. The project bid opening took place on March 29, 2023, and one (1) bid was received, shown below:

Name of Bidder	Base Bid Total
Bellingham Marine Industries, Inc.*	\$ 461,158
Engineer's Estimate	\$ 625,000

*Lowest Responsible Bidder

The base bid total above does not include the bid alternate cost for installing an 80-foot section of the dock on the eastern portion of the Turning Basin at a lower floating level of 12 inches to accommodate kayaks and other small crafts. The base bid total also does not include the cost of optional bid items for delivery of the docks to Petaluma, storage of the docks at the manufacturer's site as needed, or the procurement of two accessible gangway ramps to replace the existing gangways.

It is recommended for the safe and accessible recreational enjoyment of kayakers and other small craft users to have a dedicated section of dock installed at the lower 12-inch float level. The 80-foot section of the dock is required to complete the eastern portion of the Turning Basin Dock system. Two bid alternates were requested to provide pricing for different float elevations. The alternative bid price for the 12-inch float level for kayakers is \$108,050. If the City were to approve the bid alternate for the same section to be installed at a 16-inch float level the bid price is \$60,797. The 16-inch float level would match the rest of the docks, which is the standard for motorized or sailing vessels. This option would not provide a dedicated section for small crafts.

Part of our recommendation to the Council includes approval for the procurement of two new ADA-accessible gangway ramps for the east and west sides of the Turning Basin Docks to replace the existing gangways which do not meet ADA requirements. Additionally, it is recommended to award the delivery cost to the contractor and reserve the ability to award storage costs under change order in the future as necessary if the installation is not able to proceed during the 2023 permitted work window.

The lowest responsible bidder, Bellingham Marine Industries, Inc., has over 65 years of experience performing concrete marine floating docks like those required for the Petaluma Turning Basin Dock Replacement Project. Bellingham Marine Industries, Inc. has performed similar recent projects for other public agencies including the Naval Air Force Base in Coronado, California; the U.S. Coast Guard in Corona del Mar, California; and the Wilmington Waterfront in Los Angeles, California. Staff verified that the contractor possesses a valid Class A (General Engineering Contractor) license, number 442499, which expires on 7/31/23, that qualifies the contractor to perform the work. The contractor's license includes the following additional classifications: C-10 (Electrical) and C-16 (Fire Protection).

It is recommended that the Council adopt the resolution awarding the contract to the bidder, Bellingham Marine Industries, Inc. with a base bid of \$461,158; a bid alternate of \$108,050; and optional bid items totaling \$292,121. As a result, the total bid is \$861,329.00 plus a 10% contingency of \$86,133 for a **total of \$947,462.**

Dock replacement in the Turning Basin is scheduled to begin in July 2023 and be completed no later than November 30, 2023, in accordance with the environmental permitting work window. City staff and the City's contracted consultant, Foth and Van Dyke Associates, will conduct construction management and inspection services. If the installation is completed according to the planned permitted schedule in 2023, it will not be necessary for the contractor to store the docks resulting in a cost savings of \$76,787.

PUBLIC OUTREACH

City staff have developed a community and stakeholder outreach strategy for the dock replacement project, which builds on earlier outreach work completed during 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, Petaluma Small Craft Center (PSCC), Rowing Club, the Petaluma Downtown Association, neighboring residents, and businesses along both sides of the river will be included in outreach efforts.

Staff has launched a project website and will include information about the dock replacement project in Community Update emails at appropriate times for notifications and updates. Impacts of the project will include the temporary closure of the west gangway, which will impede access to the Petaluma Small Craft Center Float house dock during a portion of construction. The duration of this impact will be shortened to the extent possible. Other impacts include partial closure of the Turning Basin to recreational boaters during construction and some noise impacts to neighboring businesses surrounding the Turning Basin. Unlike dredging, the dock replacement project will not significantly impact traffic on D Street at the D Street Bridge.

Channels of providing information and updates to the community and stakeholders throughout the project will include posting in the Community Updates, a dedicated project website, signage at the project site on both sides of the Turning Basin, signage on buoys in the water for boaters, postcards, social media, and a press release.

This agenda item appeared on the City’s tentative agenda document on April 17, 2023, which was a publicly-noticed meeting.

COUNCIL GOAL ALIGNMENT

The City Council has identified “An Economy That Prospers” as one of its key strategic initiatives for 2021-2023. This recommended action supports the following Workplan items:

#119. Establish bicycle and walking paths and other river access amenities along the Petaluma River as identified in the River Access and Enhancement Plan.

CLIMATE ACTION/SUSTAINABILITY EFFORTS

This proposed action supports the above goals with the installation of new floating docks and gangways in 2023. The new floating docks and ADA-accessible gangways will improve access and safety for recreation and public uses including boaters, kayakers, pedestrians, and bike use.

The project will remove the existing timber support piles that are contaminated with creosote preservatives, and replace them with stainless steel pilings, eliminating a source of pollution to the Turning Basin and Petaluma River. The docks will be fabricated with non-ferrous structural materials and therefore will not be subject to rust and deterioration in the brackish water and will have a greater lifespan and lower maintenance requirements. Utilities serving the docks will be installed within a protected conduit “raceway” embedded into the docks with surface access hatches. The embedded utility conduit will provide a longer lifespan and minimize maintenance impacts for the power and water utilities. Previously the utilities were mounted under the docks in the water and were subject to frequent damage and repair needs that required divers to go beneath the docks to make repairs.

ENVIRONMENTAL REVIEW

Fabrication and replacement of the Turning Basin docks are categorically exempt under the California Environmental Quality Act (“CEQA”) pursuant to Article 19, Section 15301(d), of Title 14 of the California Code of Regulations (“CEQA Guidelines”) because the project consists of the restoration of deteriorated or damaged structures and facilities to meet current standards of public health and safety involving negligible or no expansion of existing or former use. The improvements will replace the deteriorated and unsafe docks that were removed in 2022 for dredging and replace deteriorated support pilings as close to current locations as possible to support the new floating docks without changing the footprint or use of the dock facilities. Accordingly, 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 pursuant to CEQA Guidelines Section 15300.2.

FINANCIAL IMPACTS

The total budget for this phase of the project is projected to be \$1,059,462 through FY 22/23.

The following is a breakdown of the project budget:

Itemized Budget Breakdown Uses	Approved Total Project Budget	Proposed Petaluma Turning Basin Dock Fabrication FY 22/23 Budget
Planning/Environmental	\$ 216,000	\$ -
Land & Easements		\$ -
Design	\$ 237,000	\$ 102,000
Legal Services		\$ -
Administration		\$ -
Construction Contracts	\$ 4,895,000	\$ 861,329
Construction Management	\$ 300,000	\$ -
Contingency	\$ 720,000	\$ 86,133
CIP Overhead	\$ 19,000	\$ 10,000
TOTAL	\$ 6,387,000	\$1,059,462

Funding Sources	FY 22/23 Approved CIP Total Project Budget
Parkland Impact Fees	
General Fund-Measure U	\$1,100,000
Traffic Impact Fees	
Transient Occupancy Tax	\$ 400,000
Storm Drainage Utility Fee	
TOTAL	\$1,500,000

ALTERNATIVES

If the Council does not authorize this resolution, the City will not proceed with the dock fabrication contract and would not replace the Turning Basin docks in the 2023 environmental window.

ATTACHMENTS

1. Resolution