



STAFF REPORT

TO: Board of Commissioners
FROM: Chris Munson, Facilities Manager
DATE: November 16, 2021
SUBJECT: **Avila Pier Update**

Recommendation / Proposed Motion

- Recommendation: Receive and file; no action necessary

Policy Implications

Not applicable

District Major Objective/Goal

Objective #2 - Maintain and enhance a boater friendly atmosphere at PSL for both commercial and recreational boaters.

Fiscal Implications / Budget Status

The 2021-2022 FY Budget includes \$1,550,000 toward the Avila Pier Rehabilitation and \$50,000 toward the Avila Pier Landing Rehabilitation.

Alternatives Considered

- None at this time

Discussion

Project Overview:

With planning, permitting, and funding for the critical repairs nearly complete, implementation phase of the Avila Pier Rehabilitation is imminent. Staff anticipates that repairs will begin in Spring 2022.

The general scope of critical repairs includes 2 primary components:

- 29 piles to be wrapped and grouted by a contractor. Estimated cost: \$500,000.
- Replacing decking and railing for the stem (narrow portion) of the pier using the District's Pier Crew. As the pier is built out, the remaining 20+ piles will be replaced or reinforced. Stringers and pile caps will be replaced as needed. Estimated material cost: \$500,000.

Preliminary Schedule:

Late 2021 / Early 2022	<ul style="list-style-type: none"> • Moffatt and Nichol Updated Repair Plan Complete • Invitation to bid for lumber, piles, and hardware • Completion of Utility Replacement Plan
1 st Quarter 2022	<ul style="list-style-type: none"> • Requests for Proposals for biological and engineering • Invitation to Bid for Wrapping and Grouting • Conduct bird nesting prevention
Mid-Late 2022	<ul style="list-style-type: none"> • Conduct bird nesting surveys • Wrap and grout 29 piles • Begin re-decking and pile replacement • Replace utilities (pending funding)
Mid-Late 2023	<ul style="list-style-type: none"> • Continue re-decking and pile replacement if needed • Repair landing (pending funding) • Replace/Repair restrooms & bait shop (pending funding)
2024	<ul style="list-style-type: none"> • Replace terminus decking with contractor or California Conservation Corps (pending funding)

One of the biggest unknowns as far as scheduling is how long decking will take given the unknown damage to the stringers and pile caps. While they were estimated by Moffatt and Nichol to be low, the stringers are often damaged further when the decking is removed. Pismo Pier was working at the rate of about a bent a day using a full crew of contractors. When Avila Pier was repaired in the 1980's, it took about 2-3 days per bent. There are 89 bents in the stem of the pier. Pier repairs can also be delayed due to conditions, repairs of higher priority, and permit conditions. Contracting the work out could reduce the repair time and free up the Pier Crew for other tasks, but for the decking alone Moffatt and Nichol estimated the labor to cost approximately \$600,000.

There will likely be no pier access during the construction beyond the Yacht Club and restrooms.

Funding:

- Wildlife Conservation Board - \$1.25 million Public Access Grant
This grant program's purpose is to promote public access. One of its conditions is to either create an ADA corridor by filling the gaps in deck boards or replace the decking to close them. Funding can be used on the structural repairs to the pier.
- State Coastal Conservancy - \$250,000: This grant is also a public access grant and funds similar portions as the WCB grant above. A condition of the grant is to make the pier more resilient to sea level rise. To achieve this, stainless steel screws and rebar will be used to better secure decking and the pier structure over time.
- Division of Boating and Waterways - \$200,000: Boating Infrastructure Grant: This grant will be used to repair the existing landing and make design improvements to better withstand storms and sea level rise. The catwalk and stairs are also to be replaced in this project.

- Avila Beach Community Foundation - \$10,000: ABCF awarded funding to help initiate the pre-project work. Funds were used towards a Biological Assessment and Hydroacoustic Monitoring, which was necessary for permitting.
- Friends of Avila Pier - \$220,000 (ongoing): FOAP have successfully raised over \$220,000 in donations in an ongoing effort toward the pier's rehabilitation. FOAP is currently working on additional fundraising and donor recognition opportunities. The District is working with them to ensure donor funds are allocated to the project appropriately.
- Harbor District - \$372,268 (to date) + \$50,000 (current fiscal year). The Harbor District has contributed significant resources in preparation of the project.

TABLE 1 – District Funded Tasks

Initial Pier Survey Prior to Closure	\$80,000
Feasibility Study	\$50,000
Non-Profit Formation Assistance	\$45,000
Load Capacity Analysis	\$46,568
Updated Pier Inspection	\$45,000
Sea Level Rise Vulnerability Assessment	\$35,700
Repair Plan	\$70,000
TOTAL	\$372,268

TABLE 2 – Grant and Donation Summary

Grantor / Donator	Amount	Allowable Uses	Status
Wildlife Conservation Board	\$1,250,000	Repair/replacement of piles, decking, stringers, pile caps, railing, and hardware	Awarded - Under USFW Review
State Coastal Conservancy	\$250,000	Repair/replacement of piles, decking, stringers, pile caps, railing, and hardware. Project Management/Engineer	Awarded
Division of Boating and Waterways - BIG Tier I	\$200,000	Repair and enhance existing landing	Pending Award - Under USFW Review
Division of Boating and Waterways - BIG Tier II	\$1,500,000	Reconfigure/enhance boat landing, pier repairs, boater amenities	Not Awarded
Avila Beach Community Foundation	\$10,000	Permitting - Technical Reports & Plans	Awarded - Used
Friends of Avila Pier	\$220,000	To be determined	Ongoing
Projected Funding	\$1,930,000		

General Updates:

- Both the Wildlife Conservation Board and Division of Boating and Waterways grants are under review at the federal level by U.S. Fish and Wildlife since they are federally backed. This is a new process for the granting agencies. Staff anticipates their review will be concluded soon, but the project cannot commence, and materials cannot be purchased until they authorize the Notice to Proceed.

- MKN is currently working on a Utility Replacement Plan for the pier and submitted a first draft in October for Staff review. The hope is to replace the utilities if funding allows.
- District staff is working with the County of San Luis Obispo to secure a Minor Use Permit to allow an off-site construction yard in Avila Beach Parking Lot for the storage of pier materials and equipment. Staff will attempt to minimize the use of parking spaces and the lot in general, but it is better to have the option and not need it than the opposite.

Next Steps:

Staff will provide a follow up Avila Pier Update in December outlining the following:

- Itemized rehabilitation components with cost estimates
- Identify funded and unfunded portions of the project
- Optional improvements and priorities
- Banner concept for public notification and donation information

Attachment (s): Chronology of Events