



## STAFF REPORT

**TO:** Board of Commissioners

**FROM:** Chris Munson, Facilities Manager  
Natalie Teeter, Planner/Analyst

**DATE:** July 26, 2022

**SUBJECT:** **Avila Pier Pile Repair Request for Proposals (RFP)**

### Recommendation / Proposed Motion

- **Recommendation:** Receive results of Request for Proposals
- **Recommendation:** Confirm Subsea Global Solutions as the elected contractor
- **Motion:** Authorize Harbor Director, or designee, to execute a contract with Subsea Global Solutions in an amount up to \$625,000 to perform pile repairs on Avila Pier.

### Policy Implications

- None

### 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 FY 2022/2023 budget includes \$1,845,000 for the Avila Pier Rehabilitation.

### Alternatives Considered

- None at this time

### Background

On January 25, 2022, the final Avila Repair Plan was completed by Moffatt & Nichol and provided to the Board. The repair plan identified 29 piles to be repaired using the wrap/grout method. With this type of repair, the piles are to be repaired rather than replaced due to their proximity to hydrocarbon impacts remaining beneath Avila Pier. This repair type requires divers and specialized equipment. The 2020 estimate from Moffatt and Nichol for a contractor to perform this work was about \$480,000.

The Harbor District released the Avila Pier Repair RFP to contact these services. An RFP was selected over an Invitation to Bid (ITB) due to the complexity and variables of the project. While an ITB is generally awarded based on the lowest bid, an RFP is awarded based on additional considerations. The proposals are ranked by a weighted grading criteria to better evaluate qualified candidates. More than one District representative ranks the proposals to minimize the chance of any potential grading bias. Each consideration is ranked on a scale of 1-10 and multiplied by the weighted factor. The points are calculated and the proposal with the highest amount will earn the contract, provided no overriding considerations.

The grading sheet below shows the weighted selection criteria for this RFP:

**Table 1: Sample Grading Sheet**

Consideration	Rating (1-10)	Significance Multiplier	TOTAL
Cost		6	
Experience		4	
Strategy		4	
Availability/Schedule		2	
Use of District Equipment / Personnel		1	
Impacts to District Facilities and Public		1	
<b>GRAND TOTAL</b>			

The RFP was released on July 7, 2022, and closed on July 21, 2022. The RFP release was successful with 20 plan holders and 5 proposals received. The cost range of the proposals was \$613,000 - \$1,596,430. The proposals were ranked and graded by 3 District staff members. The panel unanimously scored the proposal submitted by Subsea Global Services the highest.

**Discussion**

While all five contractors of the submitted proposals had the qualifications to perform the work, the Subsea Global Services (SGS) proposal was unanimously preferred due to its strengths in each selection criteria category. After grading, which determined SGS as the preferred contractor, all panel members agreed that grading selected the best proposal.

The proposal from SGS was not only one of the lowest cost options but went into detail about how exactly the work would be performed and was site specific to the Avila Pier Project. They showed great understanding of the big picture and committed to the District’s objectives. SGS plans to begin work on August 15<sup>th</sup> to leave them plenty of time to complete the work before conditions change as winter approaches. Completing the repairs before the winter is important to make sure the pier work being performed by the District can proceed as planned. The strategy outlined shows that the contractor has adequately assessed the site's conditions and constraints and has planned accordingly.

Although the \$625,000 is higher than the 2020 estimate of \$480,000, costs have increased significantly in the last two years and its variance from the estimate is not unusual. The cost of these repairs will be funded using grant funds.

## **Conclusion**

Staff recommends approving Subsea Global Services as the selected contractor and authorizing the Harbor Director, or designee, to execute a contract of up to \$625,000 to perform pile repairs on Avila Pier. The contractor's proposal was ranked highest unanimously by the grading panel and identified as the preferred selection. Due diligence performed by Harbor District staff will include confirming the contractor has:

- the ability to comply with legal and regulatory requirements;
- the ability to complete the project according to schedule;
- that the material provided meets the required specifications; and
- the otherwise necessary qualifications to receive the award, including insurance and confirmation of active registration as a public works contractor.

Attachment(s):

1. Subsea Global Services Proposal
2. Global Diving & Salvage Proposal
3. Power Engineering Proposal
4. American Marine Corp. Proposal
5. Cushman Contracting Proposal