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DATE: March 4, 2009

TO: Honorable Mayor and Councilmembers  
Chairman and Members of the Community Development Commission

FROM: Economic and Community Development Department  
Harbor and Beaches Department

SUBJECT: **APPROVAL TO USE \$1,000,000 IN REDEVELOPMENT BOND FUNDS FROM THE WATERFRONT IMPROVEMENT CAPITAL PROJECT FOR IMPROVEMENTS TO THE MUNICIPAL PIER, AND APPROVAL OF PLANS AND SPECIFICATIONS FOR THE PROJECT**

**SYNOPSIS**

Staff recommends that the City Council and the Community Development Commission approve using \$1 million of Redevelopment Bond Funds from the Waterfront Improvement Capital Project and approve the plans and specifications for the Oceanside Municipal Fishing Pier improvements and authorize the City Engineer to call for bids.

**BACKGROUND**

Wallace Roberts Todd (WRT), a consultant hired by the City to provide concept designs for public improvements located along the Strand and Pier areas, made several recommendations at a City Council workshop. WRT recommendations were based upon an analysis of existing site conditions as well as input gathered from the public from two community meetings. The original recommendations included improvements to the Pier's structural bracing and timber replacement.

The City Council indicated that the core area is the first priority and the second priority is the Pier. Staff was directed to prepare estimated construction costs, analyze phasing options and prepare a first phase priority projects list. Council directed staff to complete each phase of the priority list as funding becomes available.

**ANALYSIS**

City Council recognized the need for improvements to the Oceanside Municipal Fishing Pier. Overall, the 21-year old Pier was found to be in good condition, but there are areas that need remediation and refortification work to extend the useful life of the Pier. The bulk of the work consists of steel pipe bracing, connection hardware replacement, utility line replacement and re-planking the Pier walkway. Completion of all the work

has been estimated to cost \$4.5 million. The pier maintenance and operation budget is \$257,000 per year. This includes funding for one full-time permanent (FTP) employee, two temporary employees and funds for everyday maintenance and cleaning. In addition, the pier receives \$100,000 per year for pipe bracing and planking replacement, which is in a deferred maintenance account.

The most degraded bracing and hardware elements have been prioritized to be replaced. In the Summer of 2008, twenty-three braces were replaced at the west end or the "hammerhead" section of the Pier. The Pier will also be "re-plank" as funding allows. Improvements to the Pier will continue on an as-needed basis.

The \$1 million fund will allow work to continue on the Pier thereby extending the useful life of the Pier. Staff estimates that the \$1 million dollars will replace all of the bracing on the hammerhead as well as several sections of pier located east of the hammerhead.

Staff has been seeking other funding sources to complete the remaining work on the Pier. In the of summer 2008, the City requested \$660,000 from the U.S. Department of Housing and Urban Development (HUD) Economic Initiative in the 2009 Transportation-HUD Appropriations Bill for design, plans and specifications to restore and refortify the Pier infrastructure. This document is required to apply for a U.S. Federal Emergency Management Agency (FEMA) pre-disaster mitigation maintenance grant. Completion of the construction drawing and specifications is required to be eligible for this grant. Staff believes that there is limited optimism for the City to be awarded this \$660,000 grant. Staff will continue to seek additional funding through various sources.

### **FISCAL IMPACT**

Redevelopment's Capital Improvement Project (CIP) account number 591.878884.5241 for the Waterfront Improvements has an available balance of \$1,803,887 for FY 2008-09. For FY 2009-10, \$2,000,000 will be requested through the mid-cycle budget process and \$998,265 will be requested through the FY 2010-2012 biennial budget process. These amounts are to be used for the WRT contract, construction drawings and the physical improvements. The use of Redevelopment Bond Funds is legally limited for its use and can be only used for "brick and mortar" items such as planning, designing, engineering and constructing improvements.

### **COMMISSION OR COMMITTEE REPORT**

The Harbor & Beaches Advisory Committee recommended going out to BID on the Plans and Specifications for the Pier at the January 22, 2009 meeting.

The Redevelopment Advisory Committee recommended going out to BID on the Plans and Specifications for the Pier at its meeting on January 28, 2009.

The Economic Development Commission recommended going out to BID on the Plans and Specifications for the Pier at its February 3, 2009 meeting.

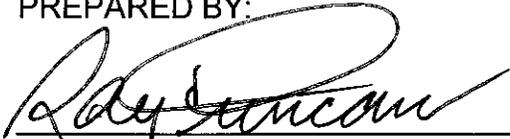
**CITY ATTORNEY'S ANALYSIS**

The referenced documents have been reviewed by the City Attorney and approved as to form.

**RECOMMENDATION**

Staff recommends that the City Council and the Community Development Commission approve using \$1 million of Redevelopment Bond Funds from the Waterfront Improvement Capital Project (Account # 591-878884-5241); and approve the plans and specifications for the Oceanside Municipal Fishing Pier improvements and authorize the City Engineer to call for bids.

PREPARED BY:



Ray Duncan  
Harbor and Beaches Manager



Kathy Baker  
Redevelopment Manger

SUBMITTED BY:



Peter Weiss  
City Manager / Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager  
Donald L. Hadley, Deputy City Manager  
Jane McVey, Economic & Community Development Director  
Teri Ferro, Financial services Director

