



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

City Council

Approval of Revised Percival Landing F-Float Project Scope and Budget

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Title

Approval of Revised Percival Landing F-Float Project Scope and Budget

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve "Option D" which includes: (1) Converting F-Float into a single pump-out float to improve boater access; and (2) Refurbishing and adding power and water hook-ups to E-Float. This will require appropriation of \$47,000 in unallocated Community Park Impact Fees to project #1263H.

Report

Issue:

Whether to approved a revised scope of work and budget for the Percival Landing F-Float Project.

Staff Contact:

Kip Summers, Project Engineer, 360.570.5834

Presenter(s):

David Hanna, Associate Director

Kip Summers, Project Engineer

Background and Analysis:

On December 17, 2013, Council rejected all bids for a project advertised to replace F-Float at Percival Landing. The bids were rejected on the basis of insufficient funds to award. Subsequently, the project team decided to take a broader look at options for moving forward based upon:

1. What are the options to improve the floats at Percival Landing within the project budget?
2. What are other improvements that can be made to improve boater/visitor experience at Percival Landing?

Staff prepared a public outreach plan that included the following contacts:

- E-mail outreach to mailing list of known stakeholders;
- One-on-one meeting with “Harbor Days” event representatives;
- Public meeting held on March 31, 2014.

Attached is a list of comments received from the outreach effort. In summarizing, several key comments offered by the community were:

Float Repairs:

- Re-install power on E-Float;
- Improve access to the marine sewage pump-out on F-Float for use by more and larger vessels - need to provide access to the pump-out from both sides of the float;
- Retain as much float space for moorage as possible;
- Ensure that potable water is available on F-Float;
- Do not move F-Float northward or place a viewing tower on it;
- Work with the Port to provide a marine fueling station somewhere in Olympia.

Boater/Visitor Improvements:

- Address panhandling, vagrancy and loitering by individuals and groups;
- Provide washer/dryer facilities for visiting boaters;
- Provide greater police presence to increase safety and security;
- Provide an easily-accessible boater service directory;
- Ease boater registration process.

At the March 31, 2014 public meeting, staff offered three options for float repairs:

Option A: Obtain a second engineering opinion or evaluation.

Option B: Rebid as designed. This requires the allocation of an additional \$440,000.

Option C: Convert F-Float into a single pump-out float and refurbish and add power and water hook-ups to E-Float, including:

- Remove all of existing F-Float
- Construct only the pump-out finger of F-Float as designed
- Install new pump-out
- Repair E-Float as originally designed (flootation and structural)
- Add water and power to existing E-Float

Attendees at the public meeting were in favor of Option C. The attendee’s desire for improved access to the pump-out outweighed the loss of moorage, even though there was a clear reluctance to losing any moorage space.

Subsequent to the public meeting, staff modified the design of F-Float to provide improved boater access to the pump out and refined the cost estimate. These modifications resulted in: (1) an increase of \$225,000 in grant funding (as now F-float is 100% grant eligible); and (2) a need for an additional \$47,000 in City funding. Given the community feedback and the further modifications

proposed, we are recommending moving forward with a new Option "D" as outlined below:

- Modify F-Float to improve boater access and convert it into a single pump-out float.
- Refurbish and add power and water hook-ups to E-Float.
- Work on F-Float and E-Float will be approached as two separate projects. They are being separated because F-Float requires in-water work and is subject to work closure from March thru June. If we bid F-Float improvements now, we should be able to complete the project by March of 2015.

E-Float improvements will not require in-water work, but there is additional design and engineering to complete and therefore will not be ready to bid the project as quickly as the F-Float work.

Splitting the project will expedite completion of the improvements. Restoring power, potable water, and improving access to the vessel pump-out float will be greatly appreciated by the boating community.

Neighborhood/Community Interests (if known):

The boating community would like to see power and water services added to the Percival Landing floats, especially E-Float. The floats have been without power since 2006 and most of F-Float was closed in January, 2013.

In lieu of completely rebuilding all the Percival Landing floats, due to lack of funding, the repairs as proposed in Option D go a long way towards meeting boater needs. During the outreach process, we learned of other desired enhancements that staff will evaluate and schedule as resources and staff time allow.

Options:

Option A: Obtain a second engineering opinion or evaluation.

Option B: Rebid as designed. This would require the allocation of an additional \$440,000.

Option C: Convert F-Float into a single pump-out float and refurbish and adding power and water hook-ups to E-Float. This project will include:

- Remove all of existing F-Float
- Construct only the pump-out finger of F-Float as designed
- Install new pump-out
- Repair E-Float as originally designed (flootation and structural)
- Add water and power to existing E-Float

Option D (RECOMMENDED OPTION): (1) Modifying F-Float to improve boater access and converting F-Float into a single pump-out float; and (2) Refurbishing and adding power and water hook-ups to E-Float. This option will also split the work at F-Float and E-Float into separate projects in order to complete the work more quickly. This option will require appropriation of \$47,000 in

unallocated Community Park Impact Fees to the project.

Financial Impact:

This option will require appropriation of \$47,000 in unallocated Community Park impact fees to project #1263H.

The float improvement project should be complete by May of 2015. Staff is preparing to move forward with Option D. The estimated project cost is \$686,000. The cost estimate was prepared by PND Engineers, a marine engineering firm. The funding sources for the project are as follows:

Existing Budget	
CIP Funds	\$330,000
Grant Funds	\$84,000
Subtotal	\$414,000
Proposed Additional Budget:	
Grant	\$225,000
Other	\$47,000
Subtotal:	\$272,000
Total Revised Project Budget:	\$686,000

Staff has contacted the Washington State Parks Commission and they have confirmed that an additional \$225,000 will be available in July or August 2014 for the Percival Landing vessel pump-out project. For the balance of funding needed, staff is requesting the appropriation of \$47,000 in unallocated Community Park Impact Fees to project #1263H.