



DATE: June 23, 2020

CATEGORY: Consent

DEPT.: Public Works and Community Services

TITLE: **Award Construction Contract to Bellingham Marine Industries, Inc., for Emergency Dock Repairs at Sailing Lake, Project 20-36**

RECOMMENDATION

1. Adopt a Resolution Awarding a Construction Contract to Bellingham Marine Industries, Inc., to Make Repairs Deemed to Be of Urgent Necessity to the Sailing Lake Boat Dock, Project 20-36, in the Amount of \$128,000 as Authorized by Mountain View City Charter Section 1107, to be read in title only, further reading waived (Attachment 1 to the Council report). (Five votes required)
2. Authorize the City Manager to execute a construction contract with Bellingham Marine Industries, Inc., to make the repairs to the Sailing Lake Boat Dock, Project 20-36, for \$108,000 and approve a construction contingency of \$20,000 for a total contract amount of \$128,000.

BACKGROUND

The Sailing Lake is one of the premiere amenities in Shoreline at Mountain View Regional Park. The Sailing Lake and its amenities are owned by the City and are currently managed and operated by Silicon Shores. This includes the Boathouse, Bistro, restrooms, and dock. The dock is an integral part of Silicon Shores' business since it allows for boat rentals and boating camps to facilitate use of the Sailing Lake.

Under the City's agreement with Silicon Shores, the City is responsible for the boating facilities, including their structural integrity, and is responsible for repair of the boat dock in the timeliest and safest way for business to continue at the Sailing Lake. Similarly, under the agreement, Silicon Shores is responsible for providing a powered rescue boat and responding to all Sailing Lake emergencies.

The dock has reached its lifespan and a replacement design is under way, along with other major improvements to the Sailing Lake and Boathouse. The dock began to break apart in February 2020, and staff performed emergency repairs to keep it in tact as a

temporary measure. During the last sets of extreme winds at the end of May, the dock, even with staff's reinforcements, fully broke away from its attachments, floated 180 degrees toward the building, and hit ground close to the boat launch.

The dock now blocks the only boat launch ramp into the Sailing Lake. Silicon Shores has a powered rescue boat outside of the dock that is operable, but, without the use of the launch ramp, additional boats or other equipment cannot easily enter the lake. The Public Works Department maintains the aeration system in the lake to meet water quality requirements, and staff uses boats to get to them. Without the boat launch ramp, it will be difficult for staff to access and maintain the aeration units. In addition, the dock that is blocking the boat launch ramp area is trapping water in a relatively enclosed area and not allowing the water to circulate. This has resulted in a large algae bloom and foul-smelling water that must be mitigated.

ANALYSIS

Silicon Shores was not able to operate during the COVID-19 shelter-in-place restrictions. With restrictions being eased by the County and State to allow for boating camps and other activities on the Sailing Lake, Silicon Shores initiated plans to offer boating camps starting June 8, 2020. However, the inability to safely get children and families to the dock prevents the business from being able to operate.

In the first week of June, City staff investigated how to make the repairs to the dock and developed a three-step approach that would allow Silicon Shores to begin operations on June 8, 2020.

Step 1 – Temporary Repairs

For Step 1, staff installed some temporary measures to stabilize the dock in its new position and provide public access to the dock. These measures are temporary and are only holding the dock in place until longer-lasting and more sustainable repairs can be performed. The emergency configuration of the docks does not provide significant anchoring, and staff is concerned that another wind event could allow the docks to move, which could render them unsafe and, therefore, unavailable for public use. The dock is being inspected twice daily for safety and weather conditions are being monitored. The dock is not recommended for use for the entire summer in its current state. With Council approval of the proposed funding and construction contract, staff expects to be able to replace these temporary repairs within a few weeks with the interim repairs described below.

Step 2 – Interim Repairs

For Step 2, more durable repairs by contractors experienced in working in a marine environment are needed to restore the dock and make repairs to the dock's structural and anchor systems. Restoring the dock to its original configuration will allow for the reopening of the boat launch ramp, which is essential for boats and equipment to be launched from this area for maintenance of the aeration system to upkeep the Sailing Lake's water quality and to provide for overall water circulation according to regulatory requirements.

Staff determined that the most expedient way to provide longer-lasting repairs to the dock is to hire Bellingham Marine Industries, Inc. (BMI), the manufacturer and the original installer of the current dock approximately 20 years ago. BMI is familiar with the Sailing Lake and dock repair needs. They promptly submitted a repair proposal to the City and are also able to begin work soon after execution of an agreement. BMI specializes in construction of marine projects, and staff is confident in their ability to perform the work. Therefore, staff recommends to award a sole-source agreement for the emergency repairs to the dock at Shoreline Sailing Lake to BMI.

City Charter Section 1107 authorizes the City to award a contract for public works projects without following formal competitive bidding procedure if such work is deemed by the Council to be of urgent necessity for the preservation of life, health, or property. Such award must also be authorized by resolution passed by at least five affirmative votes of Council and containing a declaration of the facts constituting such urgency.

In the interest of expediting the repair, the Public Works and Community Services Departments, in reliance on City Charter Section 1107, informally solicited a bid from BMI. After careful evaluation of the bid, staff determined that BMI's bid is fair and reasonable due to the urgency of the repairs, including weekend work. The estimated cost for the repair is \$108,000. Staff is requesting a \$20,000 construction contingency to allow for additional work that may result from unforeseen conditions.

Once the contract is executed and BMI has availability to make the repairs, the repair is expected to take about one week. Silicon Shores' boating activities will not be able to operate during this time. Staff will work with Silicon Shores to appropriately schedule these repairs in coordination with their camps and business activities.

Step 3 – Dock Replacement

The originally planned full replacement of the dock will be completed in fall 2021. The interim repair work should be sufficient to support the safe and effective use of the dock through the boating seasons in 2020 and 2021.

As an alternative to recommending the interim repairs (Step 2), staff considered whether the City should do the full replacement of the dock at this time. However, even if staff was able to expedite the replacement project, it will take at least six months to complete design, award a contract, and fabricate and install the new dock. With the Step 1 repairs not recommended for use for the entire summer, bypassing the interim repairs (Step 2) would render the boating operation inoperable during the 2020 summer boating season. In addition, an extended blockage of the boat launch ramp may result in the inability to maintain the Sailing Lake aeration units and increase the algae bloom and foul water quality. For these reasons, staff does not recommend this alternative.

FISCAL IMPACT

Sailing Lake Improvements, Construction, Project 20-36, is funded with \$1,000,000 from Shoreline Regional Park Community Funds and \$1,500,000 from the Shoreline Regional Park Community Bond Funds for a total budget of \$2,500,000. There is adequate funding in the project for the proposed contract. The remainder of the funds is slated for the dock replacement and other Sailing Lake Improvements, such as erosion protection of the shoreline and the dredging of excess material from the bottom of the Sailing Lake.

ALTERNATIVES

1. Do not make the interim repairs to the dock.
2. Provide other direction.

PUBLIC NOTICING – Agenda posting and coordination with Silicon Shores.

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LA/TS/6/CAM
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Attachment: 1. Resolution

cc: APWD – Arango, SPM – Wong, RS – Achabal, SMA – Ruebusch