

Point Pinole Fishing Pier Improvements: Final Programmatic Report (AMENDED)

Recipient Organization/Agency: East Bay Regional Park District

Date Submitted: April 29, 2016 (revised May 31, 2016)

Project Period: 1/1/2013 to 5/31/2016

Award Amount: \$300,000

Matching Contributions: \$234,000

Total Disbursements: \$245,256.03

Project Number: #8006.12.033269

1. Summary of Accomplishments

The project has greatly improved the recreational experience at the Point Pinole Fishing Pier by replacing and rehabilitating windscreens, drinking fountains and benches. Restroom improvements were completed with the matching funds.

2. Project Activities & Outcomes

Activities

The majority of work was completed by a construction contractor, Pleasanton Engineering Contractors. EBRPD's Maintenance and Skilled Trades Staff (MAST) fabricated, delivered and installed the Fish Cleaning Station and hooked up the water and drain pipe to the stub ups installed by Contractor. In-house design services were used. All planned activities were completed and are summarized below:

- 1 fishing cleaning station was replaced
- 2 drinking fountains were replaced
- 768 linear feet of cedar planks were replaced (24 benches total)
- 6 windscreens replaced

The project as a whole was under-budget. We got a very low bid of \$99,000 for the Pier furniture replacement. The Engineers estimate of \$143,000, was in the middle of the lowest bid and the highest bid. A small amount was paid for additional contingency work. Another thing that lessened the cost is that the steel bench supports were still in excellent shape so they were reused instead of replaced. Only two non-conforming bench supports were replaced.

Procurement of the specified 19% low moisture content for the Seasoned Alaskan Yellow Cedar for the wood bench slats proved to be a challenge. Availability was sparse for the type of wood specified. There was no choice alternate for the appropriate wood that would withstand the harsh sea conditions, so the specification had to be revised to allow for a higher moisture content.

Benefits

The improved fishing facilities are now open to the public and being used daily by park visitors. The Alaskan Yellow Cedar bench planks that replaced the weathered bench planks are very resistant to the harsh marine environment. It also added to the renewed aesthetic appearance of the pier because of its color and fine finish.

3. The Future

The site will be maintained as part of Point Pinole Regional Shoreline. A Park Supervisor and Ranger crew are located onsite and service the fishing pier daily.

The fishing pier itself is in need of structural repairs. The District is seeking additional funding to complete this work in the near term.

4. Lessons Learned

It was a challenge to install the drainage pipe and water supply lines under the pier and into the water. The contractor had to have a boat and workers were tied to the boat while working. All this work depended upon the weather and tide condition. A grant extension was requested and approved to accommodate for this challenge. A lesson learned would be to have asked for a time extension earlier.

The District furnished windscreens were purchased from the original manufacturers of the old windscreens. The design was slightly revised but had primarily the same look. The manufacturers "Brasco" are on the East Coast, so shipping and design coordination was a challenge. Defective production of some pieces had to be reordered, which delayed installation and assembly until correct parts were fabricated and shipped by "Brasco". Lessons learned: Project Manager should allot time for new windscreens design and make it part of the construction contract so that all coordination and defects are on the Contractor's responsibility.

5. Project Documents

- Photos included below.

POSTING OF FINAL REPORT: *This report and attached project documents may be shared by the Foundation and any Funding Source for the Project via their respective websites. In the event that the Recipient intends to claim that its final report or project documents contains material that does not have to be posted on such websites because it is protected from disclosure by statutory or regulatory provisions, the Recipient shall clearly mark all such potentially protected materials as "PROTECTED" and provide an explanation and complete citation to the statutory or regulatory source for such protection.*

Photographs



Photograph 1: New windcreens, benches and beautiful views (Photo by Mona Koh)



Photograph 2: Fish Cleaning Station with Pelican Sign (Photo by Zeneida Trinidad)



Photograph 3: New ADA drinking fountain and bench with weather resistant wood.



Photograph 4: Plumbing to fish cleaning station underneath pier (Photo by Mona Koh).



Photographs 5 to 7: Wood benches before the project, showing non-conforming steel supports (Photo 5, top), wood deterioration (Photo 6, middle), and damage from vandalism (Photo 7, bottom)



Photographs 8 and 9: Front view (Photo 8, top) and side view (Photo 9, bottom) of new Alaskan Yellow Cedar wood replacement benches after the project.



Photographs 10 and 11: Windscreens before the project had been vandalized and were not ADA compliant. Views of windscreens from behind (Photo 10, top) and the front (Photo 11, bottom).



Photographs 12 and 13: New windscreens after the project with improved accessibility.



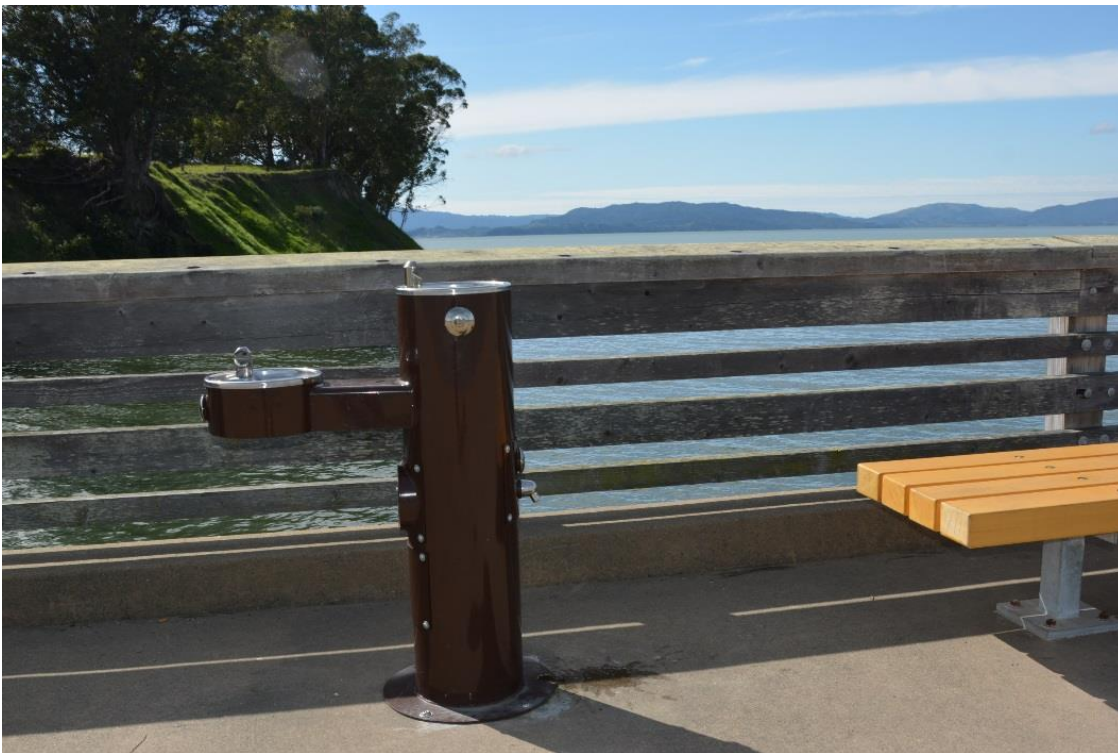
Photographs 14 and 15: Front view (Photo 14, top) and side view (Photo 15, bottom) of fish cleaning table before the project.



Photographs 16 and 17: Front view (Photo 16, top) and side view (photo 17, bottom) of fish cleaning table after the project, showing improvements in accessibility.



Photographs 18 and 19: Front view (Photo 18, top) and side view (photo 19, bottom) of drinking fountain before the project



Photographs 20 and 21: Drinking fountain after the project showing improvements in accessibility (Photo 20, top) and proximity to replacement bench (Photo 21, bottom).



Photograph 22: Group of signs that list pier rules and acknowledge sources of funding of pier improvements.