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FUTURE
WITH US**

Fisherman's Harbor Commercial Development (Buildings A8 & A17) – Request for Contract Award

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PRESENTATION OUTLINE

Project Overview

Scope of Work

- A8 Restaurant Bldg.
- Esplanade Wall
- A17 Tenant/Restroom Bldg.
- A17 Site Improvements



Shown above: A8 restaurant building

Project Schedule

Construction Budget and Cost Estimate

Bid Results

Bid Analysis – Next Steps

Commission Action Request for:

- Contract Award



A8 Restaurant Bldg. 6-8-009-01

Esplanade Wall 5-0-012-01

A17 Bldg. 2-0-064-01

A17 Site Improvements 6-8-012-01

PROJECT OVERVIEW – A8 and ESPLANADE WALL

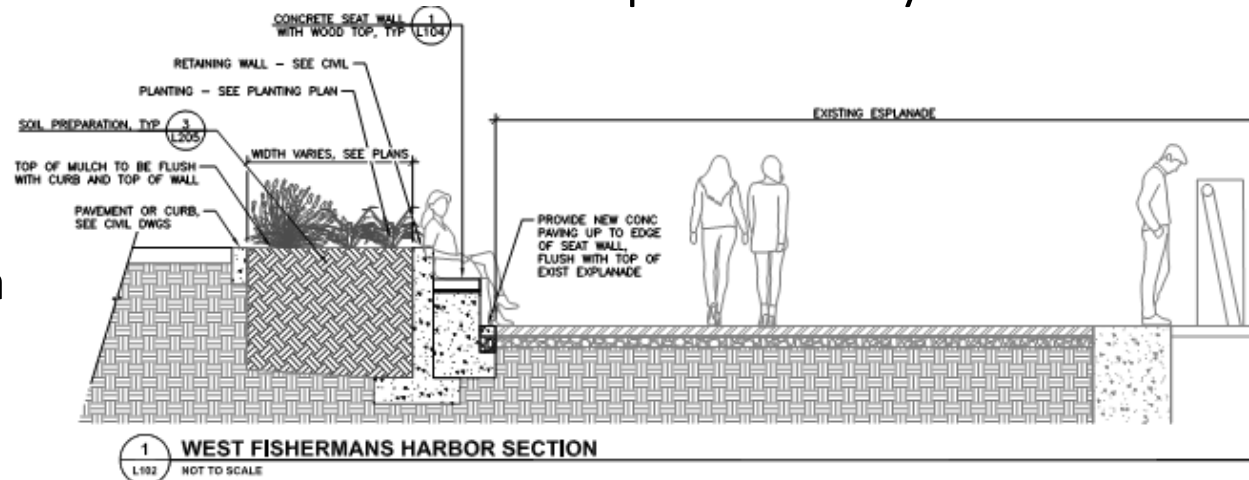


A8 Restaurant Bldg.

- New 6,000 SF, two tenant restaurant built to “gray shell”
- Open courtyard for outdoor dining, highlighted by two-way fireplace
- Interior improvements performed by tenants

Fisherman’s Harbor Esplanade Wall

- Elevated planter and wall running along esplanade to raise future dining area from pedestrians
- Landscaping and benches included



PROJECT OVERVIEW – A17 TENANT/RESTROOM BLDG. & SITE IMPROVEMENTS

A17 Tenant/Restroom Bldg.

- Three office spaces for boating services tenants
- Restrooms for marina tenants and pedestrians
- Interior improvements performed by tenants




A17 Site Improvements

- Physical site improvements around building, including concrete courtyard, esplanade, landscaping, and flag display area

PROJECT SCHEDULE



 Commission action requested

CONSTRUCTION BUDGET vs. COST ESTIMATE

Const. Budget (combined w/
Contingency): \$5,365,000

Const. Estimate (combined):
\$5,190,000

3rd Party Const. Estimate
(combined): \$7,025,000

Applicable CIPs:

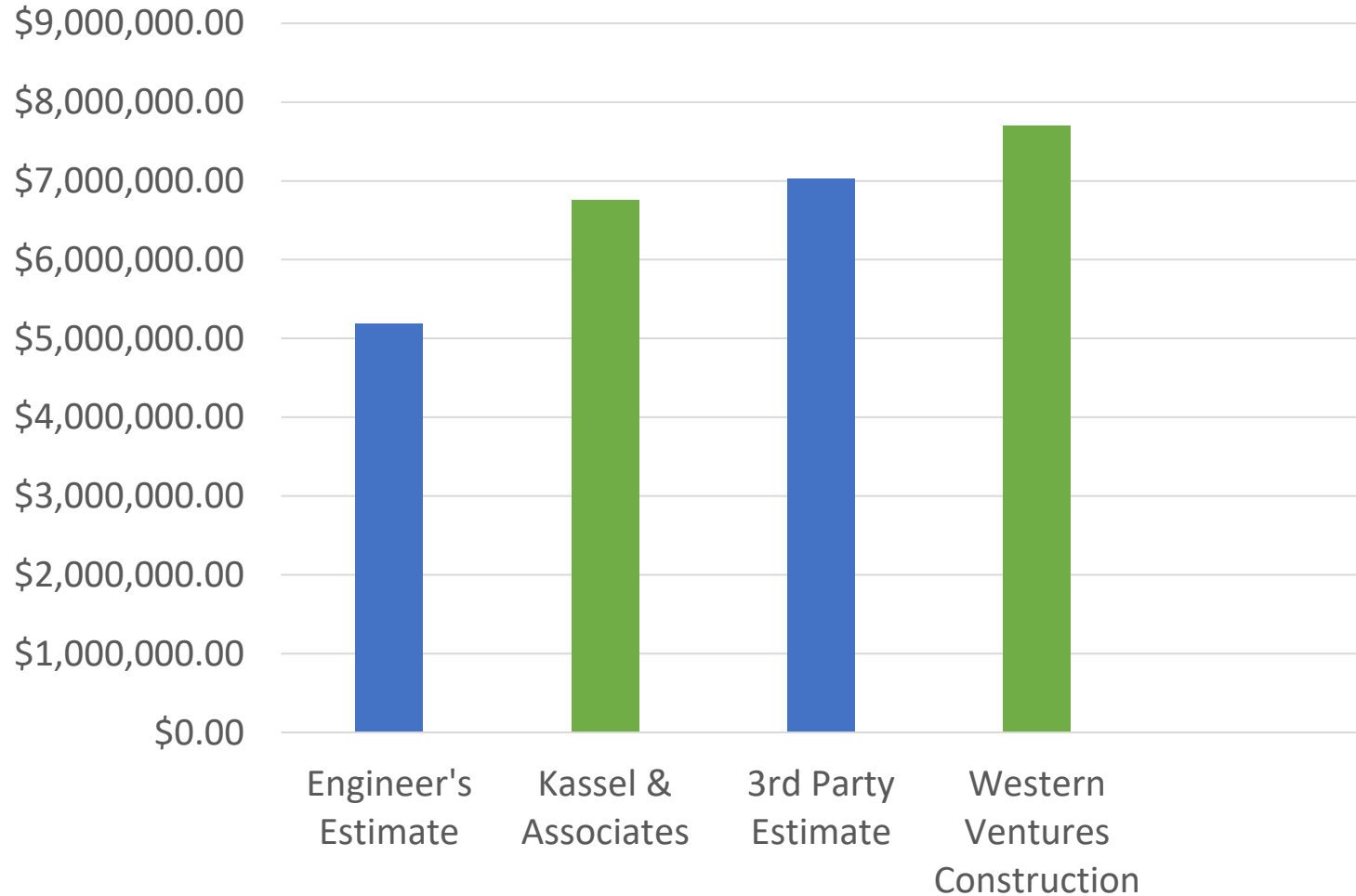
- 6-8-009-01 - A8 Restaurant Bldg.
- 5-0-012-01 - Fish. Harbor Esplanade Wall
- 2-0-064-01 - A17 Tenant/Restroom Bldg.
- 6-8-012-01 - A17 Site Improvements



Notes:

- Pandemic related impacts to steel and lumber pricing
- Optimizing market opportunities
- Budget recalibration this coming fall

BID RESULTS – 8/31/2021



1. Kassel & Assoc. \$6,750,164.72
2. Western Ventures Const. \$7,693,801.55

BID ANALYSIS & NEXT STEPS

Bid Analysis:

- Unique packaging of project elements not common in current market
- Continued difficulty in lining up subcontractors for work
- Impacts related to COVID-19:
 - Labor shortage
 - Higher cost and uncertainty with building materials

Next Steps:

- Cost coverage plan
- Tenant lease obligations
- Staff recommendation to move forward

QUESTIONS? COMMENTS?



REQUESTED COMMISSION ACTION

Recommend Commission award the public works contract for the Fisherman's Harbor Commercial Development Parcels A8 and A17 project to Kassel & Associates, Inc., the responsible bidder submitting the lowest responsive bid, in the amount of \$6,750,164.72, including WSST.



NEXT 100

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THANK YOU!



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