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Joint Powers Agreement

San Mateo County Harbor District

And

City of South San Francisco

The SAN MATEO COUNTY HARBOR DISTRICT, a political subdivision of the State of California, hereinafter usually called "District", and the CITY OF SOUTH SAN FRANCISCO, a municipal corporation, hereinafter called "CITY", entered into a Joint Power Agreement on July 6, 1977, which has been rescinded and the parties enter into this Joint Powers Agreement in lieu thereof.

RECITALS

1. Each of the parties hereto is a public agency and authorized to enter into a Joint Powers Agreement pursuant to Title 1, Division 7, Chapter 5 of the Government Code of the State of California (Section 6500 et seq.).

2. DISTRICT is a political subdivision of the State of California formed and existing pursuant to Division 8, Part 3 of the State of California Harbors and Navigation Code, Section 6000 et seq. Said DISTRICT was created in 1933 pursuant to the Harbors and Navigation Code and has the powers and duties prescribed by statute, including the power to acquire, own, operate and develop harbor and related facilities within its territorial boundaries.

3. The CITY OF SOUTH SAN FRANCISCO is a public corporation created for municipal purpose pursuant to the term and provisions of the General Law of the State of California, and has the power to do any work or make any improvement within or without the territorial limits of the CITY which are determine to be of general public benefit including construction and maintenance of parks and recreational marinas. CITY presently owns and operates a small boat marina at OYSTER POINT within the said CITY.

4. The territory of the CITY is included within the territory of the DISTRICT.

5. Each of the parties hereto has determined that it is in the best interests of the people of said AGENCIES to repair and/or replace the existing marina facilities at OYSTER POINT and expand said facilities as described in the agreement between CITY and the State of California Department of Navigation and Ocean Development (referred to herein as "DEPARTMENT OF BOATING AND WATERWAYS") dated September 8, 1975, the Proposed Master Plan and the Preliminary Engineer's estimate prepared by Daniel, Mann, Johnson & Mendenhall, a corporation, and including leachate control measures, preparation of the project site for the Marina-Park landscaping, and other auxiliary shoreside support facilities.

6. Each of the parties has determined further that it is in the best interests of the people of said AGENCIES to permit the DISTRICT to rehabilitate, manage, maintain and operate the existing marina at OYSTER POINT and construct, manage, maintain and operate the future marina to be developed at OYSTER POINT subject to the terms and provisions hereof.

NOW, THEREFORE, IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

1. This Joint Powers Agreement shall be effective as of 12:01 A.M., November 11, 1977.

2. PURPOSE OF AGREEMENT

The purpose of this Agreement is to authorize and empower the DISTRICT and CITY to jointly develop and construct facilities at OYSTER POINT MARINA/PARK as outlined and in accord with the Master Development Plan (Exhibit 1) which is made a part of this Agreement and to authorize and empower the District to manage, operate and maintain the existing and future OYSTER POINT MARINA/PARK.

3. PROJECT DESCRIPTION

Said project shall consist of the construction of the OYSTER POINT MARINA/PARK as outlined in Exhibit "2" of this Agreement and the operation, management and maintenance of the existing and future MARINA/PARK.

4. LIAISON GROUP

To facilitate the accomplishment of the purposes of this Agreement, discussions shall be regularly held between the DISTRICT and the CITY by appointment by each body of representatives to a LIAISON GROUP, consisting of two (2) members who shall be Council Members from the City of South San Francisco, appointed by said Council and two (2) members who shall be HARBOR COMMISSIONERS, appointed by the BOARD OF HARBOR COMMISSIONERS, each to serve at the pleasure of his or her respective agency.

Each member of said LIAISON GROUP shall serve without compensation, but shall be reimbursed actual and necessary expenses from the revenues from said OYSTER POINT MARINA/PARK. Said GROUP shall have responsibility for reporting to the CITY COUNCIL and HARBOR COMMISSION on all matters of policy relating to the construction, operation, management, and maintenance of the OYSTER POINT

MARINA/PARK, and such other powers, if any, as are specifically delegated to the GROUP by the DISTRICT and the CITY. The primary purpose of said GROUP is not to be an advisory body, nor is it to present recommendations to either party. It is constituted solely as a means for direct communications, exchange of ideas and reports of plans between the DISTRICT and the CITY. The chief administrative officer, the attorney and engineer of the DISTRICT shall serve as staff to the LIAISON GROUP on all matters involving the DISTRICT'S responsibility and the chief administrative officer, the attorney and engineer of the CITY shall serve as staff to the GROUP on all matters involving the CITY'S responsibility. Compensation for each staff person shall be the responsibility of the primary employer of said person, but said salary shall be considered as part of the expenses of the OYSTER PARK MARINA/PARK incurred for the maintenance and operation to be reimbursed from operating revenues, pursuant to Paragraph 12 hereof."

5. RESPONSIBILITIES AND AUTHORITY OF DISTRICT

The DISTRICT and the CITY desire to cooperate in all matters involving the said project for the purpose of developing the most feasible project and providing the greatest possible benefit for the users thereof at reasonable charges.

However, pursuant to this Agreement, ultimate financial responsibility rests with the HARBOR DISTRICT and for this reason, if there is disagreement between the CITY and the DISTRICT as to the manner in which the project will be constructed, managed, maintained or operated, the final decision as to said matters shall be made by the BOARD OF HARBOR COMMISSIONERS of the SAN MATEO COUNTY HARBOR DISTRICT."

6. METHOD BY WHICH CONSTRUCTION PHASES OF THE PROJECT WILL BE ACCOMPLISHED

(a) Plans and Specifications: The project may be constructed in three initial phases as set forth in this Agreement between CITY and the former State of California Department of Navigation and Ocean Development ("DEPARTMENT OF BOATING AND WATERWAYS") dated September 8, 1975, the proposed Master Plan (as amended), and the OYSTER POINT MARINA/PARK Specific Plan adopted by the CITY on September 21, 1983, and as said Specific Plan may be amended from time to time. The DISTRICT has already contracted with engineers for the preparation of proposed project plans and specifications. Plans and specifications for the proposed project have been prepared under the supervision and direction of the DISTRICT and paid for by the DISTRICT from DISTRICT funds or loan funds received from DEPARTMENT OF BOATING AND WATERWAYS'S successor, the State of California Department of Boating and Waterways ("CAL-BOATING"). Upon completion of said plans and specifications, and for any future plans and specifications, the same shall be reviewed and approved by the BOARD OF HARBOR COMMISSIONERS of the HARBOR DISTRICT and the CITY COUNCIL of the City of South San Francisco.

(b) Award of Contract: Upon review and approval of said plans and specifications by the DISTRICT and CITY staffs and the governing bodies of each of said agencies, subject to Paragraph 6 (a) above, the DISTRICT shall call for competitive bids. The contract shall be awarded by the DISTRICT to the lowest responsive and responsible bidder.

(c) Construction. Construction of said work of improvement shall be under the supervision and direction of the DISTRICT. The engineers of the DISTRICT shall consult with engineers for the CITY during the construction process. The engineers of the CITY shall have access to the construction site, the power to inspect the same during the course of construction, and upon request shall be furnished all plans and specifications prepared by the DISTRICT for their review and comment.

(d) Project Site: The said project shall be constructed partially on lands owned in fee by the CITY and partially on tidelands and submerged lands and nothing set forth herein shall be construed as vesting any ownership in any of said lands in the HARBOR DISTRICT.”

7. METHOD BY WHICH MAINTENANCE AND OPERATION PHASES OF THE PROJECT WILL BE ACCOMPLISHED

(a) DISTRICT shall assume control over the existing operations at OYSTER POINT MARINA on the effective date of this Agreement and shall thereafter and during the term of this Agreement be responsible for management, maintenance and operation of the existing and future OYSTER POINT MARINA/PARK subject to and in accord with the terms and provisions of the Agreement.

“In the event that said employees fail to perform their services and duties adequately and in accord with personnel requirements of the CITY, said employees may be discharged in accordance with the personnel rules and procedures of the CITY at the request of the DISTRICT.”

(c) Municipal Services:

CITY shall provide municipal services for the OYSTER POINT MARINA/PARK facility as hereinafter set forth. Unless payment for said services to the CITY are made by lessees or specified as being at CITY'S expense, the CITY shall enter into a written agreement establishing the level of service to be provided by the CITY and the cost thereof so that proper budgetary provisions can be made. Services to be provided by the CITY shall be as follows:

(i) Sewer and water – all sewer and water services as defined in Exhibit 2, including sewer lines, interceptor lines, lift stations and water mains of a size sufficient to meet fire flow and service demands necessary to service the project shall be the responsibility of the DISTRICT as part of the construction cost. CITY shall rod out the main sewer lines as required, maintain the pump station and rod out the laterals from the main to the District's or lessee's cleanouts and be reimbursed by District for cost thereof, except that DISTRICT may elect to otherwise provide for said service without incurring costs to City. All lessees of facilities on the project site shall be required to pay the sewer and other public utility fees including connection charges as provided from time to time by City Ordinances for property owners within the CITY or by the Public Utilities Commission.

(ii) Police Patrol – CITY will provide police patrol, traffic, detective and specialized juvenile police services at the level of services rendered within the CITY at CITY'S expense and without reimbursement,

and CITY and DISTRICT shall negotiate regarding the cost of any additional services which shall be reimbursed to the CITY.

(iii) Fire Protection – CITY shall at its sole cost and expense provide fire protection at the project site on the same basis as said protection is furnished to other property owners within the CITY at CITY's expense and without reimbursement and CITY and DISTRICT shall negotiate regarding the cost for any additional services which shall be reimbursed to the City.

(iv) Street Sweeping – Street sweeping shall be provided on a regular basis for all streets and public parking areas within the project, excluding parking areas held by private leasehold interests.

(v) Refuse Containers – South San Francisco Scavenger Company refuse containers shall be located and serviced to control litter and public refuse needs at all improved public parking areas, parks, and other public owned use areas at DISTRICT'S cost and expense. Said refuse collection services will be provided to the lessees at the project site in accordance with CITY ordinances.

(d) Maintenance of Park, Pathways, and Appurtenant Improvements – DISTRICT shall maintain at its cost and expense the project's park, pathways and appurtenant improvements as shown on Exhibit 1 attached hereto and DISTRICT may contract with the CITY for said services reimbursing CITY therefore or otherwise provide for said maintenance service. The DISTRICT may and to the greatest extent possible shall require maintenance of parks, pathways and appurtenant improvements by parcel lessees.

8. CITY'S ZONING AND PERMIT POWERS

Nothing herein shall be construed as affecting the CITY's power to zone the area occupied by the project or as relieving any lessee of the obligation to obtain necessary building permits provided, however, the CITY agrees to adopt/or maintain zoning ordinances authorizing development in accordance with the plans for the proposed project.

9. LEASES

DISTRICT may lease all or any portion of the existing marina, the lands within the project site or the project as completed, to private developers and/or public agencies subject to the approval of CAL-BOATING and the CITY. The revenues from any such lease or leases shall be considered as operating revenues."

10. ACCOUNTING RECORDS

- (a) DISTRICT shall maintain account books and financial records to show the revenues and expenses of the OYSTER POINT MARINA/PARK. Said records shall prorate expenses of the DISTRICT where said expenses are attributable in part to other DISTRICT functions. Said perorations shall be subject to review by the CITY.
- (b) CITY shall maintain account books and records to show the expenses to the CITY for providing municipal services to said project. Said records shall prorate expenses where said expenses are

attributable in part to other CITY functions. Said prorations shall be subject to review by the DISTRICT.

- (c) DISTRICT shall render a semi-annual report concerning the financial affairs of the OYSTER POINT MARINA/PARK."

(d)

LIASION GROUP

LIASION GROUP.

"DISTRICT shall maintain minimum insurance required by CAL-BOATING in accord with the Agreement with said Agency and such other insurance and in such amount as may be considered necessary by the District and the CITY."DEPARTMENT OF BOATING AND WATERWAYS
LIASION GROUP
DEPARTMENT OF BOATING AND WATERWAYS

12. Division of Revenue

- (a) Operating revenues received from the OYSTER POINT MARINA /PARK shall be used to repay loans from CAL-BOATING (formerly DEPARTMENT OF BOATING AND WATERWAYS) including the existing loans, if any, to the CITY and the expenses and costs of management, operation and maintenance of the project.
- (b) Operating revenues in excess of those required for debt service and operating costs and expenses s provided above shall be held in a reserve account subject to the terms and provisions of the loan agreement with CAL-BOATING. After satisfaction of the yearly requirements under the loan agreement with CAL-BOATING, and during the term of said agreement, with CAL-BOATING'S consent, said excess funds shall be held or disbursed as follows:
 - (1) The CITY and the DISTRICT shall establish a reasonable depreciation schedule for the various elements of the project and a portion of such excess funds shall be deposited in an account with a financial institution or invested in approved and authorized investments to be used as needed to meet the cost and replacement in accordance with the said depreciation schedule. Any income or profits from said fund or investments shall be added thereto. The maximum reserve to be so maintained shall be determined by the parties hereto.
 - (2) The CITY shall be paid the sum of TWO HUNDRED FIFTEEN THOUSAND DOLLARS (\$215,000.00) (the amount of the CITY's investment in the existing MARINA from the CITY's General Fund) less the amount to be paid CITY for personal property pursuant to Paragraph 15.

The DISTRICT shall be paid:

- (i) The amount of the DISTRICT'S capital investment in the complete project,
- (ii) TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) which was advanced to the CITY for planning purposes,
- (iii) The amount paid to CITY for personal property pursuant to Paragraph 15, and

- (iv) Sums advanced by the DISTRICT during the term of this agreement from its General Fund for loan service fees or maintenance and operation.

A schedule for repayment of said items shall be developed by the parties hereto subject to modification from time to time.

Any excess funds remaining should be divided equally between the parties hereto.

13. RESPONSIBILITY FOR LOAN REPAYMENT HOLD HARMLESS CLAUSE

Except as expressly provided herein, *except as may be separately agreed to in writing by the District and City* the CITY shall not be responsible for any of the expenses relating to the OYSTER POINT MARINA/PARK and specifically CITY shall not be responsible for the following: (1) costs of construction, including plans, specifications, engineering; (2) economic studies incurred hereafter; (3) repayment of the existing loans incurred by CITY for construction of the existing marina at OYSTER POINT; (4) any loans incurred for future developments at said site in accord with the Exhibits attached hereto, or (5) for any costs of operation and maintenance except as expressly provided herein. In the event operating revenues are not sufficient to service said loans or pay costs of operation and maintenance, the DISTRICT shall assume responsibility for and make all payments due thereon and shall hold CITY harmless from any liability for said loans or costs of maintenance and operation.

14. FINANCING

If CITY requests, and the Department of Navigation and Ocean Development so consents, the loan for construction of the existing marina and the loan granted by DEPARTMENT OF BOATING AND WATERWAYS pursuant to the Agreement of September 8, 1975 shall be assumed by the DISTRICT and the CITY shall be released as obligor on said loan. The HARBOR DISTRICT shall assume responsibility for obtaining additional loans or grants for marina expansion and rehabilitation of the existing marina and CITY shall be responsible for obtaining additional loans and grants from Land and Water Conservation funds for park area development and the Department of Fish and Game for the fishing pier and appurtenant works, or assist DISTRICT in obtaining said loans or grants. Each of the parties hereto shall use diligent efforts to develop additional sources of loans or grants.

15. TRANSFER OF ASSETS

On the effective date of this Agreement, CITY shall provide to the DISTRICT an inventory of personal property owned by the CITY and used in conjunction with the operation of the existing marina with the CITY'S estimate of the present value of said property. DISTRICT shall purchase said items of property from the CITY for said price and shall pay to the CITY said purchase price within thirty (30) days after the effective date of this Agreement.

16. FUTURE DEVELOPMENT – CONTINGENCIES

(A) Adequate Funds:

The parties hereto have determined that Phases I and II of the project (Exhibits 3 and 4 attached) will be financed by DEPARTMENT OF BOATING AND WATERWAYS loans, grants from Land and Water Conservation funds for park area development and the Department of Fish and Game for the fishing pier and appurtenant works and the advance of sums up to that exceed \$700,00.00 by the DISTRICT. In addition, DISTRICT shall immediately proceed with Phase I plus the parking lot improvements and commence construction thereof on or before June 1, 1978; schedule the construction of Phase II in a timely manner when the cost thereof is within the funds to be provided and assume responsibility for maintenance and operation of the existing marina and proceed with rehabilitation thereof in accordance with Phase III.

1. District shall be repaid all monies advanced by it including those sums in excess of \$700,000.00 without interest. If revenues in an year hereafter exceed the amount for servicing loans from the State of California, Department of Boating and Waterways (formerly Department of Navigation and Ocean Development), the amounts necessary for reasonable depreciation, as determined in accordance with the terms and provisions of the Joint Powers Agreement, and operating expenses, said excess revenues shall be paid to the District for deposit in the Harbor District's Capital Outlay Fund until the amount advanced by the District has been paid, at which time any such excess funds remaining shall be divided equally among the parties hereto as provided in the Joint Powers Agreement.

2. Provisions for repayment of monies to the City of South San Francisco and the sum of \$700,000.00 to the District as provided in the Joint Powers Agreement are hereby reaffirmed.

3. Sums to be repaid to the City pursuant to the terms of said Joint Powers Agreement shall be paid from operating revenues from lands, improvements, leaseholds and other revenue generating sources for which the State Lands Commission of the State of California does not require or regulate apportionment or distribution thereof. If there are no such lands, improvements, leaseholds or other revenue generating sources, then said sum shall be repaid to the City pursuant to the Joint Powers Agreement in a manner determined by the Oyster Point Marina/Park Liaison Group. It is the intent of the parties hereto that said funds shall be repaid to the General Fund of the City.

4. Paragraph 9 of the Joint Powers Agreement, authorizing the District to lease lands to private developers, is hereby amended to provide that the District may lease lands within the project site to private developers and/or public agencies.

(b) Available Lands:

The parties contemplate that the project shall be constructed partially on tidelands and submerged lands granted to the City in trust by the State of California. If it should be determined for any reason that the project or any portion thereof cannot be constructed on said tidelands and submerged lands, DISTRICT shall have no responsibility for proceeding with said portions of the project. Each of the parties hereto will use diligent efforts to resolve any problem which might interfere with full use of the tidelands and submerged lands included within the project site.

(c) Leachate Problem:

City has been ordered by the Superior Court of the City and County of San Francisco (Action No. 633084) to comply with provisions for protection of water quality resulting from leachate discharge at the project site. The project includes improvements to resolve the said problem which shall be a project construction cost, and the repair and maintenance thereof shall be charged against project revenues. However, if the proposed leachate improvement work does not meet the standards imposed by appropriate governmental agencies, and said standards require improvement work beyond the scope of the proposed project leachate work, CITY shall undertake required additional work at the earliest possible time. If any or all said additional required work by nature thereof qualifies for additional DEPARTMENT OF BOATING AND WATERWAYS funds or grants from other agencies, DISTRICT and CITY shall use diligent efforts to obtain said funds.

17. LIABILITY

The HARBOR DISTRICT its officers, agents and employees shall not be deemed to assume any liability for the negligence of the CITY or its agents, officers, or employees, and the CITY shall not be deemed to assume any responsibility for the negligence of the DISTRICT or its agents, officers and employees, and CITY shall hold the HARBOR DISTRICT, its officers, agents and employees harmless from any and all liability resulting from any of the actions of the CITY or its agents, officers and employees, and the DISTRICT shall hold the CITY, its officers, agents and employees harmless from any and all liability resulting from any of the actions of the DISTRICT, its agents, officers and employees. Each of the parties shall defend the other against any claim for damages resulting from its actions.

18. SEPARATE AGENCY

No separate agency is considered necessary or desirable to administer this Agreement except as herein provided.

19. TERM OF AGREEMENT

This Agreement shall remain in full force and effect for a period of forty-nine (49) years from the effective date as specified above or until modified or terminated by an agreement in writing by the parties.

20. PROCEDURES UPON TERMINATION OF AGREEMENT

Upon termination of this Agreement, unless otherwise agreed by the parties, responsibilities for management, operation and maintenance of the project shall revert to said CITY and DISTRICT shall be relieved of any and all responsibilities relating thereto. All assets at the project site paid for from operating revenue shall become the property of the CITY. CITY shall succeed to the depreciation reserve fund which shall be held in trust and used only for capital replacements. Any excess funds shall be divided in accordance with the terms and provisions of Paragraph 12. Employees of the DISTRICT working at said project shall retain their positions as they exist at said time for a period of twelve (12) months at their then existing salary levels and with existing benefits as employees of the DISTRICT and

the CITY will reimburse the DISTRICT for costs of salaries and fringe benefits for said employees. After said period the said employees may become employees of the CITY upon mutual consent of the said employees and the CITY. While said employees are working at said marina under the supervision and direction of the CITY but as employees of the DISTRICT, the CITY shall have full control over their activities including the assignment of functions and responsibilities. In the event that said employees fail to perform their services and duties adequately and in accord with personnel requirements of the DISTRICT, said employee may be discharged in accordance with personnel rules and procedures of the DISTRICT at the request of the CITY.

21. SUCCESSION IN INTEREST

In the event the HARBOR DISTRICT is dissolved or ceases to exist, the DISTRICT agrees to place in trust for the OYSTER POINT MARINA/PARK construction project, prior to dissolution, the amount of funds necessary to complete Phase I and II of the project above the available loans and grants not to exceed the sum of \$700,000.00. CITY agrees that any such funds placed in trust shall be expended only for the development of the project as specified herein or portions thereof.

22. BINDING ON SUCCESSORS

The parties hereto intend that this Agreement shall be binding upon the successors in interest of either of the parties hereto.

EXECUTED IN TRIPLICATE:

SIGNED: October 21st, 1977 CITY OF SOUTH SAN FRANCISCO

BY: _____

ATTEST:

SIGNED: October 21st, 1977 SAN MATEO COUNTY HARBOR DISTRICT

BY: _____

EXHIBIT REFERENCE

EXHIBIT 1	Master plan for Development Of Oyster Point/Marina Park prepared by Daniel, Mann, Johnson & Mendenhall.
EXHIBIT 2	Construction details and estimated costs of construction.
EXHIBIT 3	Phase I of the Development Project.
EXHIBIT 4	Phase II of the Development Project.
EXHIBIT 5	Phase III of the Development Project.

SUMMARY

Costs	1977/78	1978/79	Total	Phase III
	Phase I	Phase II		
	New Basin	Upgrade Existing Shoreside	Phase I and II	Existing Basin
1 Demolition	\$ -	\$11	\$11	\$61
*Dredging	243		243	328
*Leachate	280		280	
*Clay Cap Seal	739		739	
*Earthwork	84	42	126	
*Revetment	166	41	187	
New Breakwater	992		992	
Replace Existing Breakwater	402		402	
Berthing	1,318		1,318	1,058
Piers and Gates	83		83	70
Paving	205	102	307	
Utilities	385	211	597	9
Drainage	17	17	34	
Promenade	37	37	74	
Lighting	66	41	107	
Landscaping	312	66	378	
Restrooms	66	33	99	
Harbormaster	65		66	
Dry Storage	<u>91</u>	<u> </u>	<u>91</u>	<u> </u>
Sub total 1977 costs including contingencies	\$5,553	\$581	\$6,134	\$1,526
2 Incidental Expenses				
Escalation	459		101	560
Engineering and Administration				<u>500</u>
Sub total			\$7,194	
3 **Launching Ramp				100
4 **Fishing Pier				<u>154</u>
			\$7,448	

- *Include portions of Leachate Control Measures
- *Parking, amenities, included in other line items

EXHIBIT 2

OYSTER POINT MARINA
PRELIMINARY ENGINEER'S ESTIMATE
PHASE I

1 Dredging

1 New Basin	44,124 CY	@	5.00 =	\$220,620
2 Existing Basin	CY+/-		5.00 =	
				\$220,600
	10% Contingencies			22,000
	Total			\$242,600

2 Leachate Control

a. Mole Area

1 Remove exist. riprap	2,100 CY	@	2.25 =	\$4,725
2 Remove sand	500 CY	@	2.25 =	1,125
3 Excavate slopes 3ft., dispose off-site	9,800 CY	@	3.75 =	36,750
4 Excavate top 1ft.	2,400 CY	@	2.00 =	4,800
5 Place '45 mil hypalon'	152,100 SF	@	0.75 =	114,075
6 Backfill slopes with dredge spoil	9,800 CY	@	1.25 =	12,250
7 Backfill top with clayey import (3')	7,200 CY	@	4.00 =	28,800
	Sub-total			\$202,525.00

b. South Shore

1 Clear Slope	0.9 Ac	@	=	\$2,250
2 Remove, stockpile existing riprap	1,250 CY	@	=	2,810
3 Excavate 4ft. Trench, dispose of off-site	440 CY	@	=	1,650
4 Place '45 mil hypalon'	40,000 SF	@	=	30,000
5 Cover with 2 ft. of dredge spoil	2,960 CY	@	=	3,700
	Sub-total			\$40,410

c. Pile Area

1 Excavate 3 ft. trench and dispose off-site	60 CY	@	=	\$225
2 Cut off wood piles	40 ea	@	=	3,000
3 6" bentonite slurry	14 CY	@	=	560
4 Backfill = dredge spoil	60 CY	@	=	75
	Sub-total			\$3,860

d. Channel Area

1 Excavate 6 ft. trench, dispose off-site	670 CY @	\$3.75 =	\$2,513
2 Backfill with dredge spoil	670 CY @	1.25 =	840
3 Channel (500 ft.) block off, exc. 4 ft. trench, dispose off-site	220 CY @	7.75 =	1,700
4 Backfill with import clay fill	220 CY @	4.00 =	880
5 10 mil visqueen	7,000 SF @	0.20 =	<u>1,400</u>
			\$7,333
Sub-total Leachate Control			\$254,128
10% Contingencies			<u>25,413</u>
Total			\$279,500

3 Clay Cap Seal

a. Site Seal

1 Clearing	34 AC @	\$250.00 =	\$8,500
2 Dredge spoil - spread, condition and compact	44,000 CY @	2.50 =	110,000
3 Imported clayey fill cap (108,800 less dredge spoil)	78,000 CY @	4.00 =	312,000
4 Filter cloth (streets, parking, storage)	743,700 SF @	0.20 =	<u>148,740</u>
Sub-total			\$579,240

b. Slope Stabilization

South Shore

1 Excavate exist. Fill	12,400 CY @	\$1.80 =	\$22,320
2 Dispose 70% off-site	8,400 CY @	1.50 =	12,600
3 Replace, compact 30%	4,000 CY @	1.20 =	4,800
4 Place conditioned dredge spoil	9,300 CY @	2.25 =	<u>20,925</u>
Sub-total			\$60,645

c. Methane Gas Control

1 Flare pipes	60 ea @	325 =	\$19,500
Sub-total Clay Cap Seal			\$671,985
10% Contingencies			67,199
Total			\$759,200

4 Earthwork

a. Store Area

1 Excavate 1 ft., dispose off-site	2,180 CY @	\$3.25 =	\$7,085
2 Extra depth, 3 ft., clay cap over store area	6,500 CY @	3.00 =	19,500
3 Surcharge store area with topsoil - 3 months - double handling cost only	21,200 CY @	1.25 =	<u>26,500</u>
	Sub-total		\$53,085

b. Parking Areas and Street Areas

1 Extra fill - street	1,400 CY		
" " parking	6,200		
	7,600 CY @	\$3.00 =	\$22,800
	Sub-total Earthwork		= \$75,885
	Contingencies		= 7,589
	Total		= \$83,500

5 Revetment

a. Mole Area

1 Filter cloth	55,000 SF @	\$0.20 =	\$11,000
2 18" coarse gravel	3,100 CY @	7.5 =	23,250
3 25-300 lb. stone from stockpile	2,000 CY @	2.25 =	4,500
	Sub-total		\$38,750

b East End

1 Filter cloth	37,800 SF @	0.20 =	\$7,560
2 12" coarse gravel	1,400 CY @	7.50 =	10,500
3 place heavy stockpile riprap	2,800 CY @	2.25 =	6,300
	Sub-total		= \$24,360

c. South Shore

1 Filter cloth	38,000 SF @	0.20 =	\$7,600
2 12" coarse gravel	1,400 CY @	7.50 =	10,500
3 Import 25-100 lb riprap	2,100 CY @	<u>25.00</u> =	52,500
	Sub-total		\$70,600

d. North Shore- New Basin

1 Remove and stockpile existing riprap	830 CY @	\$2.25 =	\$1,870
2 8" coarse gravel	2,010 CY @	7.5 =	15,075
	Sub-total		\$16,945
	Sub-total Revetment		\$150,655
	10% Contingencies		15,050

6 Breakwater	Phase I New Basin			
New				
1. East end, 12" precast				
x 74' x 600 LF sheet				
piling and bond beam	44,400 SF @	\$6.00 =	\$266,400	
2. 12" batter piles	1,900 LF @	7.5 =	14,100	
3. North Line (12" x 74"				
x 1400 LF)	103,600 SF @	6.00 =	14,100	
	Sub-total		\$902,100	
	10% Contingencies		90,210	
	Total		\$992,300	
7 Existing Breakwater	Contingency Item			
8 Berthing - New Basin				
1. Walkways	24,640 SF			
Slips	42,550			
Knee braces	6,048			
	73,238 SF @	\$18.00 =	\$1,318,284	
		Total	\$1,318,300	
Includes utilities, dock boxes, wood berths				
9 Piers and Gates				
1. Piers	5 ea @	\$12,000 =	\$60,000	
2. Gates	5 ea @	3,000 =	15,000	
	Sub-total		\$75,000	
	10% Contingencies		7,500	
	Total		\$82,500	
10 Paving				
a. Streets				
1. 8" A.B. 4800 LF x 36'	172,800 SF @	\$0.30 =	51,840	
2. 4" A.B. 4800 LF x 24'	115,200 SF @	0.20 =	23,040	
3. 2" A.C. 4800 LF x 24'	115,200 SF @	0.40 =	46,080	
4. Harbormaster	9,200 SF @	0.90 =	8,280	
			\$129,240	

10 Paving (continued)

b. Parking

1. 8" A.B.	0.30 SF			
Armor coat	<u>0.20</u>			
	0.50	113,400		
	sub-total Parking		\$185,940	
	10% Contingencies		18,560	
	Total		\$204,500	

11 Utilities

a. Power and Telephone (underground)

1. PG&E primary	2,400 LF	@	\$14.00 =	\$33,600
2. Secondary feeders				
with conductor	3,200 LF	@	9.5 =	30,400
3. Trenching and backfill	2,400 LF	@	3 =	7,200
4. Substation (service disconnect)	1 ea	@	60,000 =	60,000
5. Concrete pad	1 ea	@	1,000 =	1,000
6. Main and meter panel	1 ea	@	15,000 =	15,000
7. Distribution Panel 1	1 ea	@	8,000 =	8,000
8. Temporary Service PG&E		@	2,000 =	2,000
9. PT&T cabling	2,400 LF	@	7.50 =	18,000
10. Substructures (boxes, ec	20 ea	@	200 =	4,000
11. Miscellaneous			Lump Sum	18,000
12. 75 KVA transformers				
with pad	5 ea	@	2,500 =	12,500
13. 150 KVA transformer	1 ea	@	7,000 =	<u>7,000</u>
14. Less (1) (3) (4)			Sub-total	\$216,700
				<u>100,800</u>
				\$115,900

b. Sanitary Sewers

1. 4" Force Main (pe)	1,900 LF	@	\$12.00 =	\$22,800
2. 6" Gravity Main (pe)	180 LF	@	15.00 =	2,700
3. Manhole	1 ea	@	700.00 =	700
4. 4" lateral	40 LF	@	12.00 =	480
5. Lift Station #3 (2-1/4hp)	1 ea	@	9,000 =	9,000
6. Lift Station #4 (2 -1 1/2hp)	1 ea	@	12,000 =	12,000
7. Lift Station #5 (2- 1 1/2 hp)	1 ea	@	12,000 =	12,000
8. Boat Pump out	1 ea	@	3,000 =	<u>3,000</u>
			Sub total	\$62,680

c. Gas/ None

PRELIMINARY ENGINEER'S ESTIMATE - PHASE I continued

d. Water System

I. Cal-Water (3,000 gpm)

1. 12" main (ACP pipe)	3,100 LF @	\$26.00 =	\$80,600
2. 8" main (" ")	2,430 LF @	16.00 =	38,880
3. 12" gate valves	4 ea @	1,500 =	6,000
4. Hydrants	9 ea @	1,200 =	10,800
5. 4" meter and assembly	1 ea @	2,000 =	2,000
6. 8" gate valve	4 ea @	400 =	1,600
7. Replace existing paving	720 SF @	2.00 =	1,440
8. 4" fire main to pier	60 LF @	9.00 =	540
9. 3" " " " "	310 LF @	8.00 =	2,480
10. 4" gate valve	1 ea @	200 =	200
11. 3" gate valve	4 ea @	150 =	600
12. Special cover over 12" and 8"	5,530 LF @	2.00	11,060
Sub-total			\$156,200

II. Marina System

13. 3" service	50 LF @	\$8.00	\$400
14. 2" service	510 LF @	6.00	3,060
15. 3" valves and box	1 ea @	150	150
16. 2" valves and box	5 ea @	100	500
17. 3/4" service	2 ea @	200	400
18. 4" main (ACP)	1,200 LF @	9.00	10,800
19. 4" gate valves	3 ea @	200	<u>600</u>
Sub-total			\$15,910
Total Water			\$172,100
Utilities Sub-total			\$350,700
10% Contingencies			35,100
Total			\$385,800

12. Drainage

1. Paved swales (3" AC x 6' width)	2,000 LF @	\$6.00 =	\$12,000
2. Misc. structures	5 ea @	600 =	\$3,000
Sub-total			\$15,000
10% Contingencies			1,500
Total			\$16,500

PRELIMINARY ENGINEER'S ESTIMATE - PHASE I continued

13 Promenade

1. Surfacing	26,900 SF @	1.00 =	\$26,900	
2. Redwood header	2,640 LF @	2.50 =	<u>6,600</u>	
			<u>\$33,500</u>	
	10% Contingencies		3,300	
	Total			\$36,800

14 Lighting

a. Streets

1. Electroliers	19 ea @	1,000 =	\$19,000	
2. 2" conduit and conductor	2,090 LF @	6.00 =	<u>12,540</u>	
			31,540	

b. Parking

	8 ea @	\$1,000 =	\$8,000	
1. Electroliers	880 LF @	6.00 =	<u>5,280</u>	
2. 2" conduit			\$13,280	

c. Promenade -Post-top
electroliers at 1000

1. Electroliers	14 ea @	\$500 =	\$7,000	
2. 2" conduit and wire	1,340 LF @	6.00 =	<u>8,040</u>	
			15,040	

Sub-total Lighting	\$59,860	
10% Contingencies	<u>5,940</u>	
Total	\$65,800	

15. Landscaping

1. Topsoil over dredge

spoil area (9.5 ac

x 1' x 1613)

15,300 CY @	\$6.00 =	\$91,800
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2. Hydromilch (clay cap

area including top-

soil area)

24 AC @	1,000 =	24,000
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3. Promenade area (full

treatment)

1.5 AC @	30,000 =	45,000
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4. Restaurant/ Shop area

4.1 AC @	30,000 =	<u>123,000</u>
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Sub-total \$283,800

10% Contingencies	<u>\$28,380</u>	
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Total \$312,200

PRILIMINARY ENGINEER'S ESTIMATE -PHASE I continued

16 Restrooms

1. Two required	2 ea @ \$30,000	=	\$60,000	
	10% Contingencies		<u>6,000</u>	
	Total			\$66,000

(Note: One may be funded by
fishing pier, or launch
ramp grants, ect.)

17 Harbormaster

1. 2-Story structure	Lump Sum @ \$60K	=	\$60,000	
	10% Contingencies		<u>6,000</u>	
	Total			\$66,000

18 Dry Storage

a. 1.18 Acres

1. 8" A.B. over clay cap

$$1.18 \times 43,560 = 51,400 \text{ SF @ } \$0.50 = \$25,700$$

$$2. \text{ Perimeter fence } 2,600 \text{ LF @ } 6.00 = \underline{15,600}$$

\$41,300

b. 1.82 Acres

$$1. 8" \text{ A.B. } 79,280 \text{ SF @ } \$0.30 = \$23,800$$

$$2. \text{ Perimeter fence } 3,000 \text{ LF @ } 6.00 = \underline{18,000}$$

\$41,800

Sub-total \$83,100

$$10\% \text{ Contingencies } \underline{8,310}$$

Total \$91,400

Total Phase \$5,149,000

(1977 Prices)

OYSTER POINT MARINA
PRELIMINARY ENGINEER'S ESTIMATE

PHASE III (1981-1982)
(1977 Prices)

1 Demolition and Removals

a. Berthing

1. Remove exist floats	87 BF	@	\$160	=	\$13,920
2. Pull 50 piles (250x50)	12,500 LF	@	2.25	=	28,125
3. Cut off 50 piles	50 ea	@	75.00	=	3,750
					\$45,795

b. Misc. structures (piers, ect.)

					\$10,000
				Sub-total	\$55,795
				10% Contingencies	<u>5,580</u>

\$61,400

2 Dredging

	49,700 CY	@	\$6.00	=	\$298,200
				10% Contingencies	<u>29,820</u>

\$328,000

3 Berthing (wood)

1. Berthing

	55,952 SF	@	\$18.00	=	1,007,100
				5% Contingencies	50,400
				Total	\$1,057,500

4 Piers and Gates

1 Piers

2 Gates

	4 ea	@	\$12,500	=	\$50,000
	4 ea	@	3,500	=	14,000
				Sub-total	\$64,000
				10% Contingencies	6,400
				Total	\$70,400

5 Utility adjustments

	4 ea	@	\$2,000	=	\$8,000
				10% Contingencies	800
				Total	\$70,400

6 Restrooms

	2 ea	@	\$30,000	=	\$60,000
				10% Contingencies	\$6,000
				Total	\$66,000

7 Breakwater

	60,900 SF	@	\$6.00	=	\$365,400
				10% Contingencies	36,600
				Total	\$402,000

Total \$1,994.10

OYSTER POINT MARINA
PRELIMINARY ENGINEER'S ESTIMATE
PHASE II

1 Dredging / none					
2 Leachate/ none					
3 Demolition and removals					
1. Misc. structures and roadway	Lump Sum	=	\$10,000		
	10% Contingencies		1,000		
	Total				\$11,000
4 Earthwork					
1. Import fill- parking area	9,600 CY @	\$4.00 =	\$38,400		
	10% Contingencies		3,840		
	Total				\$42,250
5 Revetment					
1. North shore- exist. basin-8" coarse gravel	2,600 CY @	\$4.00 =	\$19,500		
	10% Contingencies		1,900		
	Total				\$21,400
6 Breakwater					
Remedial work as required contingency item					
7 Berthing (Phase III)					
Repairs a contingency item					
8 Piers and gates (Phase III)					
9 Paving					
a. Streets					
1. 8" A.B. 920 LF x 36 =	33,120 SF @	\$0.30 =	\$9,900		
2. 4" A.B. 920 LF x 24 =	22,080 SF @	0.2 =	4,400		
3. 2" A.C. 920 LF x 24 =	22,080 SF @	0.375 =	8,280		
4. Demolish exist. Road at beach 600 LF x 30 =	18,000 SF @	0.5 =	9,000		
					\$31,580
b. Parking	90,000 SF @	0.675 =	60,750		
	Sub-total		\$92,330		
	10% Contingencies		9,233		
	Total				\$101,550

PRELIMINARY ENGINEER'S ESTIMATE - PHASE II continued

10 Utilities

a. Power and Telephone (underground)

1. PG&E secondary feeders	6,000 LF	@	\$9.50	=	\$57,000
2. PT&T cabling	660 LF	@	7.5	=	5,000
3. Trenching and backfill	2,400 LF	@	3	=	7,200
4. Substructures	18	@	200	=	3,600
5. Miscellaneous					7,200
6. 75 KVA Transformers	6 ea	@	2,500	=	15,000
7. 150 KVA Transformers	1 ea	@	7,000	=	<u>7,000</u>
Sub-total Power					\$102,000

b. Sanitary Sewers

	140 FL	@	\$12.00		
1. 4" laterals					
2. City pump station (add on concrete sump 8' dia. X 15' deep)	1 ea	@	16,000	=	16,000
3. Lift Station #1 (reconstruct with pkg. wet well surface mounted pumps, new sump)	1 ea	@	20,000	=	16,000
4. Lift Station #2 (reconstruct with pkg. surface mounted pumps)	1 ea	@	10,000	=	10,000
Sub-total Sewers					\$48,000

c. Gas Main

2" p.e. main	Cost of Ownership x 1.3	=	\$10,400
	Meters, miscellaneous	=	2,600
	Sub-total Gas	=	21,000

d. Water

Marina System

1. Relocate 4" meter
2. Pier services
3. 2" service
4. 3/4" service
5. Raise valves to grade

Cal Water System

6. 8" ACP	460 LF	@	\$16	=	\$7,360
7. 8" G.V.	2 ea	@	400	=	800
8. Hydrant	2 ea	@	1,200	=	2,400
Misc. Adj.					<u>5,000</u>
					\$15,560

Sub total Water	=	\$21,000
Sub-total Utilities	=	\$192,000
10% Contingencies		19,200

PRELIMINARY ENGINEER'S ESTIMATE- PHASE II continued

11 Drainage

1. Paved Swale	2,000 LF @	\$6.00 =	\$12,000	
2. Misc. structures	6 ea @	500 =	3,000	
		Sub-total	\$15,000	
		10% Contingencies	1,500	
		Total		\$16,500

12 Promenade

1. Paving	28,400 SF @	\$1.00 =	\$28,400	
2. Redwood header	2,000 LF @	2.5 =	5,000	
			1,500	\$16,500

13 Lighting

a. Streets				
1. Electroliers @ 110 f	6 ea @	\$1,000 =	\$6,000	
2. 2" conduit and conductor	660 LF @	6 =	3,960	
			\$9,960	
b. Parking				
1. Electroliers	5 ea @	\$1,000 =	\$9,500	
2. 2" conduit	550 LF @	6 =	\$9,000	
			\$18,500	
		Sub-total Lighting	=	36,800
		10% Contingencies	=	3,700
				\$40,500

14 Landscaping

1. Promenade area	0.5 AC @	\$30,000 =	\$15,000	
2. Beach sand	5,000 CY @	9 =	45,000	
		Sub-total	\$60,000	
		10% Contingencies	\$6,000	
		Total		\$66,000

15 Restrooms

Utilize existing				
Relocate one and refurbish		Lump Sum	\$10,000	
		10 % Contingencies	1,000	
		Total		\$11,000
		Total Phase II		\$555,100

The sums in this exhibit were effectively amended to actual cost, by Amendment 1 to the agreement, reflected in this document section 16 A