

Resolution to Approve City Commitment to Seawall Funding

Public Works and Transportation Committee
July 28, 2020

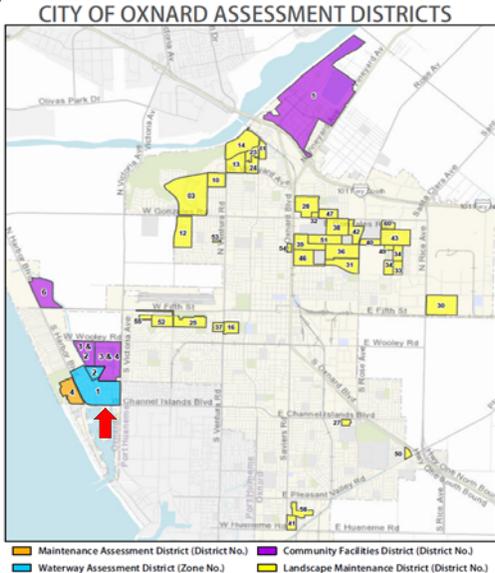
Rosemarie Gaglione
Public Works Director



RECOMMENDATION

That the Public Works and Transportation Committee recommend that the City Council approve and authorize the Mayor to execute a Resolution which will affirm the City of Oxnard's (City) commitment that the City will share the repair/replacement costs associated with the Mandalay Bay seawalls in the amount of 50% and Mandalay Bay residents will form a Community Facilities District (CFD) to satisfy their obligations to the remaining 50%. The costs are estimated to be approximately \$200,000,000. This would include replacement of the seawalls during the first 25 years, with maintenance beyond 25 years.

MAP OF ASSESSMENT DISTRICTS IN CITY



Additional information can be found at: oxnard.org/city-department/publicworks

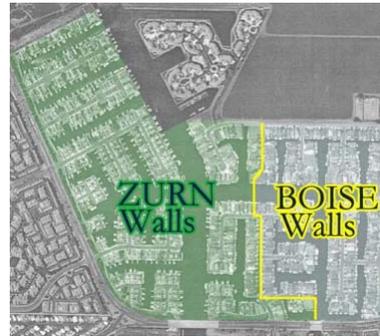
BACKGROUND

- Between 1968 and 1973, the City of Oxnard approved the development of 743 attached and detached single family homes and 37 greenbelts in the Oxnard inland waterways
- Mandalay Bay waterways assessment districts was formed May 26, 1970 by Resolution No. 5,121 to fund the on-going maintenance of landscaping, seawalls, dredging and services associated with the proper care of the district



BACKGROUND

- Due to the adoption of Proposition 218 in 1996, the City is precluded from increasing assessments within the district without majority vote and proper protest procedures
- Mandalay Bay residents are currently maximum assessed and the formation documents did not include the ability to make CPI increases
- Mandalay Bay seawalls were created with reinforced concrete Boise and Zurn walls by 1960s Building Code standards
- Within the first 20 years, the City began to see degradation with both types of walls due to the concrete's adverse reaction to the marine environment



5

BACKGROUND

- Over the past 50 years, hundreds of repairs have been made to the seawalls including removal of degraded concrete, repair to weep holes, concrete jacketing of pilasters and the placement of vinyl sheeting over seawalls
- February 2020, the City Council awarded the most recent repairs for the pilaster project located on Hemlock Rd. to Harbour Constructors Co.



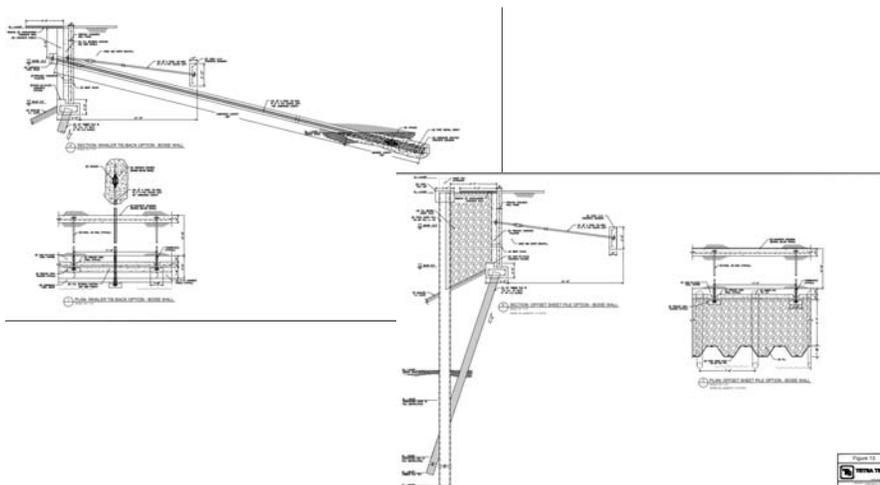
6

DISCUSSION

- In December 2017, Transystems completed the *Mandalay Bay Seawalls Capital Improvement Program: Phase C* which included survey and recommendation of repair to weep holes, pilasters and walls
- In early 2018, Public Works reviewed the accumulation of Transystems documents and determined the need to proceed with the value engineering process to ensure the best outcome for seawalls
- In October 2018 the City released a Request for Proposal (RFP) for Mandalay Bay Repair Feasibility Study and Phase 2 Construction documents for 3900-3966 West Hemlock Street
- In March 2019, TetraTech was awarded the contract and began the study which included cost analysis of replacement of the walls

DISCUSSION

Based on the analysis of the walls, TetraTech recommended two options; installation of panels and tiebacks or cantilever sheet pile



DISCUSSION

- Cost estimates ranged between \$4,155 - \$4,277 per linear foot for installation of the panel and tieback walls

BOISE WALLS				ZURN WALLS			
Opt	Description	Cost	Unit	Opt	Description	Cost	Unit
A	Tieback Wall	\$ 4,277	LF	J	Tieback Wall	\$ 4,155	LF
B	New cantilever sheet pile wall	\$ 7,382	LF	K	New cantilever sheet pile wall	\$ 7,382	LF
C	New cantilever soldier piles and panels	\$ 7,037	LF	L	New cantilever soldier piles and panels	\$ 7,037	LF
D	New soldier piles tied to existing pilasters	\$ 4,050	LF	M	Remove and replace face concrete	\$ 2,900	LF
E	Concrete pilaster jackets and panel facing	\$ 4,000	LF	N	New concrete facing	\$ 2,600	LF
F	FRP pilaster jackets and panel facing	\$ 3,850	LF	O	Concrete buttresses	\$ 3,150	SF
G	Riprap stabilization	\$ 10,094	LF	P	Riprap stabilization	\$ 10,094	LF
H	Epoxy crack injection of panel faces	\$ 440	SF				
I	Stainless steel reinforcing straps	\$ 6,800	EA				

- The new seawalls would be created to withstand seismic activity and adhere to current California Building Code standards
- Based on funding availability, the project could span between 25 – 50 years for replacement of seawalls

DISCUSSION

- Stakeholders including City Staff, residents and consultants have been meeting over the last 3 years to discuss replacement and funding options
- Residents are working to engage their neighbors to form a bonded CFD to fund 50% of the obligation
- Through annual meetings, person-to-person coordination and engagement, consultants will work to survey registered voters on approval of the CFD

FINANCIAL IMPACT

- Approval of this resolution affirms the City Council's commitment to fund 50% of the seawall replacement costs
- City obligation would be satisfied through the issuance of general obligation bonds or commitment of annual tax revenues within the General Fund operating budget
- Overall estimates for the project will be in excess of \$200,000,000 including inflation
- Funds will not be allocated to this project until the Capital Improvement Project is approved, the residents of Mandalay Bay vote in a CFD, and the City General Fund identifies their method for payment of this obligation

11

Questions