

Ocean Beach Pier Renewal Project

Task Force White Paper

September 2024

City of San Diego



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Ocean Beach Pier Renewal Project

Task Force White Paper

September 2024

City of San Diego

Background

The Ocean Beach Pier, constructed in 1966, is one of San Diego's most iconic recreational destinations, funded and developed through a unique partnership of private philanthropy and local, State, and Federal resources. The 58-year-old pier is at the end of its useful service life and is currently closed to the public due to storm damage sustained in late 2023 – the latest in a series of nearly annual closures. The City of San Diego has embarked on a program to replace the pier. This effort is known as the “Ocean Beach Pier Renewal” project. (<https://www.sandiego.gov/cip/ocean-beach-pier-renewal>.)

The pier concept is under development by an experienced team of waterfront facility designers whose mission is to create a new pier which will serve the needs of the community for at least the next 75 to 100 years. The evolution of the design has been guided by City staff, the Ocean Beach Pier Replacement Task Force (Task Force) and significant public input. To date, the project has been funded by local Regional Park Improvement Funds and a State Grant from the Natural Resources Agency Department of Parks and Recreation, championed and secured by then Senate President pro Tempore Toni Atkins.

Along with the website cited above, a prospectus for the project, to be used for seeking program funding, is presented in Attachment A. This prospectus describes the preferred design concept and the process by which the concept was developed.

Purpose of this Document.

The intent of this document is to describe the involvement of the Task Force in the development of the preferred design concept and will serve as an official Task Force endorsement of the concept and community engagement process.

Task Force Creation and Authority.

The Task Force was created by the City of San Diego's Strategic Capital Projects Department on July 1, 2022. Reference the Task Force Appointment Letter presented in Attachment B. The

Task Force has been organized to advise the City staff on the preferred project scope and program for a new Ocean Beach Pier.

The public members and City staff that comprise the Task Force are:

- Denise (Denny) Knox, Executive Director, Ocean Beach MainStreet Association
- Andrea Schlageter, Chair, Ocean Beach Planning Board
- F. Stuart (Stu) Seymour P.E., Community Member
- Ralph Teyssier, S.E., Community Member
- Mark Winkie, President, Ocean Beach Community Development Corporation
- Nicole Ueno, Board Member, Ocean Beach Community Development Corporation, Ocean Beach Planning Board
- Kohta Zaiser, Council Affairs Advisor, Mayor's Office
- Manuel Reyes, Council Representative, Council District 2
- Elizabeth Schroth-Nichols, P.E. – Senior Civil Engineer, Engineering and Capital Projects
- Delfa Genova, P. E. – Associate Civil Engineer, Engineering and Capital Projects
- James Nagelvoort, P.E. – Director, Strategic Capital Projects Department (retired 2-16-24)
- Elif Cetin, P.E. – Assistant Director, Engineering and Capital Projects
- Randy Reyes, Community Representative, Mayor's Office

Task Force Participation.

The Task Force participation in the project began in the fall of 2022. It has continued over the past year and a half through in-person and virtual meetings with City staff and the design team, contributions and attendance at the Community Engagement Workshops, and interfacing with the community on behalf of the project. A full list of the Task Force meetings and community events can be found in Attachment C

Ongoing Design Development.

The Ocean Beach Pier Renewal Project continues to make progress in its design development phase. The design team, in collaboration with City staff, has diligently incorporated community and Task Force input from multiple engagement meetings to create a preferred pier replacement concept. The preferred design concept, built on previous community

feedback, was presented to the greater public on April 6th, 2024, and received positive feedback and overall support. As the project advances, the team remains committed to seeking feedback from the community and relevant permitting agencies (including but not limited to California Coastal Commission, Army Corps of Engineers, and Regional Water Quality Control Board) to further refine the design.

Throughout the continued design development, the project team will concentrate on integrating specific programmatic elements desired by the community and City departments into the design. These elements include environmental and education components, research opportunities and partnerships, enhanced fishing experiences, and public artwork. The design team recognizes the significance of incorporating these elements to align with the community's vision and enhance the pier's overall functionality and appeal. The project team will continue to research and pursue funding opportunities for the construction and maintenance of the Pier.

Furthermore, the Task Force recommends that the proposed project, as it continues to develop, will meet or surpass industry sustainability standards and prioritize inclusive public access to serve a diverse user base seeking fishing, recreation, limited retail, and various public gatherings. By carefully incorporating sustainable materials and accessible features, the pier will provide an inclusive and welcoming space for all visitors. Quality, safety, and service life expectations are also fundamental considerations in the design process.

The Task Force supports a project that can be feasibly constructed and embraced by the Ocean Beach community and the greater San Diego Region. The Ocean Beach Pier Renewal Project aims to enhance the pier as a beloved community asset, offering a vibrant and welcoming space for residents, visitors, and generations to come.

Endorsement.

WE, THE UNDERSIGNED, participated in strategic discussions, the concept design development, and public outreach over the course of the Ocean Beach Pier Renewal Project. After consideration and review, the Task Force endorses the project, commending the design's respect for the original 1966 pier's history while presenting a contemporary design poised to serve the Ocean Beach Community, the City of San Diego, and the Southern California region for the next 75 to 100 years.

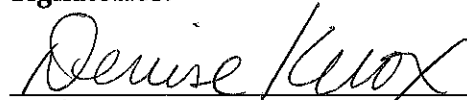
The proposed design strikes a harmonious balance between preserving the pier's rich history and embracing modern architectural elements. The project's focus on community engagement and collaboration has been exemplary, ensuring that the voices and perspectives of local residents, businesses, and stakeholders are heard and considered. The commitment to transparent and inclusive decision-making has fostered a sense of trust and ownership among the community members.

We are confident that the Ocean Beach Pier Renewal Project will serve as a vibrant hub for recreation, leisure, and community events. It will contribute to the economic vitality of the Ocean Beach community, as well as the greater San Diego area, attracting visitors and offering unique experiences that showcase the region's beauty and charm.

Our endorsement of this project stems from our deep belief in its importance to the fabric of the San Diego coastline. We envision a future where the Ocean Beach Pier remains as an iconic landmark, economic driver, and a gathering place that brings people together and creates lasting memories.

In summary, we firmly endorse the Ocean Beach Pier Renewal Project as presented in the prospectus. We commend the dedication, creativity, and collaborative approach of the project team, and we look forward to witnessing the positive impact this project will have on the Ocean Beach community, as well as the greater San Diego area and beyond.

Signatories:


Denise Knox

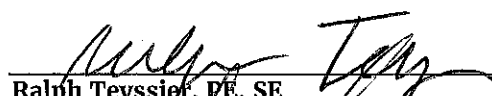
9/30/2024
Date


Andrea Schlageter

9/30/2024
Date


F. Stuart Seymour, PE

9-30-2024
Date


Ralph Teyssier, PE, SE

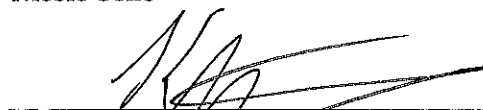
9/30/2024
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Mark Winkie

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Nicole Ueno

9/30/2024
Date


Kohta Zaiser

9/3/2024
Date


Manuel Reyes

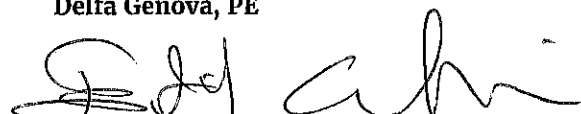
9/3/24
Date


Elizabeth Schroth-Nichols, PE

9/3/24
Date


Delfa Genova, PE

9/4/24
Date


Elif Cetin, PE

9/3/2024
Date


Randy Reyes

9/3/24
Date

Attachment A: Prospectus – Ocean Beach Pier Renewal

Prospectus

Ocean Beach Pier Renewal

August 14, 2024



Public-endorsed Proposed Ocean Beach Pier Replacement Concept

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Prepared for:

The City of
**SAN
DIEGO**
Prepared by:
Moffatt & Nichol

In conjunction with:
Civitas Urban Design
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Architects
Cook + Schmid, Public Outreach



Executive Summary

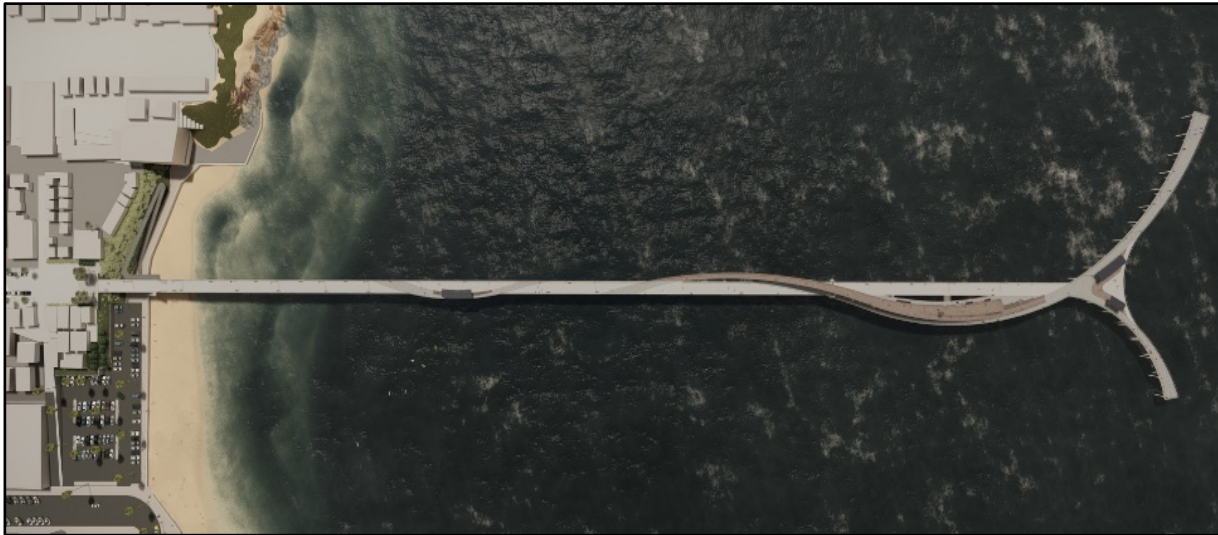


Figure – Plan view of proposed design

History. After 57 years of service, the Ocean Beach Pier reached the end of its useful service life. Over the last five years, the pier has been shut down approximately 30% of the time due to regular wave and storm damage that impacts public safety, and continued repair is no longer a financially viable option.

To address this aging infrastructure, the City of San Diego has engaged a team of consultants on a project that will ultimately demolish the existing pier and build its replacement. The replacement effort is known as the “Ocean Beach Pier Renewal Project”. The project website is located at <https://www.sandiego.gov/cip/ocean-beach-pier-renewal>.

Relevance to the Community. Designed to function primarily as a fishing pier, over the years the pier has become the focal point of the Ocean Beach Community and a famed attraction for the City. The pier offers unparalleled access to ocean vistas; views of the local coastline and mountains; and the ability for closeup interaction with surfers, marine life, and incredible sunsets. The pier remains a valued asset for sportfishing throughout the Southern California region. It is the site of fabled events such as the “Junior Lifeguard Jump”, countless weddings, and public events such as Fourth of July Fireworks celebrations. The pier also provided the backdrop for the 1966 World Surfing Championship competition – the first world contest hosted by the United States – putting San Diego on the map for waterfront destinations.



Figure – Public participation at the second of three community workshops

Public Outreach. The pier concept presented herein is the result of significant public engagement to inform the design process. Public engagements have included development of the project website and the hosting of three interactive design-related meetings in 2023. Some of these meetings included attendance by San Diego Mayor Todd Gloria and City Council Member Jennifer Campbell. In addition to the three meetings, community-based “pop-up” booths were staffed at the pier entrance and at

other events around the county to allow for information-sharing with targeted sectors of the community to expand the diversity of the feedback. Special efforts were made to reach out to underserved communities. The website-based public engagement outreach extended to more than 4,700 respondents located in six geographical locations throughout Southern CA.

The Replacement Pier. The community emphasized that fishing remains an important part of the pier experience, but that the new design should allow for new uses and activities as well. Shaded walkways, spaces for gathering, and improved restroom facilities were some of the most desired amenities. The business community also indicated that expanded retail and dining spaces on the pier would be desirable.

The project concept calls for a pier that is approximately 2,000 ft long and 22 ft wide. The overall layout evokes the “Y-shape” of the original design (see image above). The primary material for the pile-supported structure is reinforced concrete. Demolition of the existing pier and construction of the new pier will take place concurrently, with the new pier constructed over approximately the same footprint as the existing. The pier will be constructed with a higher deck elevation to minimize the potential for wave damage and account for future sea level rise.

Design Concept. In plan view, the pier re-imagines a conventional pier experience as a series of interconnected pathways and gathering places. At the west end of the pier, visitors will find curving arms extending to the north and south, and an accentuated flowing pathway that rises and crosses overhead to create a “braid” effect. The pathway creates a surf viewing deck area and ascends above the main pier. The walkway connects to a roof deck terrace on a “retail and

restaurant Island”. A plaza is located at the outboard end of the pier. Once constructed, the pier will be unlike any other pier in the U.S.

Grant Pursuit. Concurrent with project design, the City and its principal design consultant have been actively looking for available grant opportunities offered by federal, state, and other governmental agencies. It is expected that this effort will culminate in application for at least three or four grants of differing dollar amounts. Most of the grants are the “matching-type” and are typically within the \$2 million – \$5 million range.

Timeline. 2023 saw the project in the early stages of concept development and public engagement. Environmental permitting and CEQA-related studies are ongoing concurrently. The project is expected to culminate in a design/build request for proposal package (approximately 30% design level) for contractor proposal near the end of 2024. Depending on the availability of project funding, the estimated award date for the design/build construction contract is December 2025. Demolition and construction of the new pier is expected to commence in early 2027, with project completion estimated for September 2028.

Funding request. The City of San Diego is actively seeking governmental, corporate, and private funding partners to offset the anticipated construction cost of \$189.4 Million for a landmark project. Interested parties should contact the City of San Diego’s Strategic Capital Projects Department at engineering@sandiego.gov.

Introduction

The Ocean Beach Pier, constructed in 1966, is one of San Diego's iconic recreational destinations. The 57-year-old pier is at the end of its useful service life and is currently closed due to storm damage sustained in late 2023. This is the latest in a series of nearly annual shutdowns (typically between the months of November and May) as a result of large over-topping waves. The City of San Diego has embarked on a program to replace the pier. This effort is known as the "Ocean Beach Pier Renewal" project – see

<https://www.sandiego.gov/cip/ocean-beach-pier-renewal>.

The pier concept is under development by a highly experienced waterfront facility design team whose mission is to create a state-of-the-art pier developed from extensive community input. The evolution of the design has, and will continue to be, guided by significant public input as described below. The design team used the input received to-date to develop the proposed pier concept shown in Appendix B – Drawings and Renderings. Pending the allocation of funding and issuance of the environmental permits, the anticipated start date for demolition and construction could begin as early as January 2027, and is expected to take approximately two years. A rough construction schedule is located after the figures for reference. The estimated total project cost is \$189.4 Million – see the Cost Estimate Summary at the end of this document.

Ocean Beach Pier Renewal Public Engagement Process

The Project Team (designers, experts, City, OB Pier Replacement Task Force, and public relations specialists) has developed a process for collecting community input for the design of a new Ocean Beach Pier. The primary goal is to be transparent while developing a design that is in alignment with the values and needs of the city and surrounding community. The outreach strategy was to start broadly, without any preconceived notions, by listening to the community, and then presenting design options with increasing specificity based on public input at each stage. The process includes a series of public workshops intertwined with participation at multiple local community events such as farmers markets, street fairs, and "pop-up" events in Ocean Beach and the greater San Diego region.

The project team started with a blank slate by conducting a series of one-on-one interviews with community leaders. Other important stakeholder groups were engaged, including, but not limited to, environmentalists and conservationists, surfers, anglers, the business community, the local historical society, educators, and scientists. The City formed a taskforce of community

members to advise the City of San Diego on the preferred project scope and program for the new Ocean Beach Pier through representation of the local interest. The pier is in Ocean Beach but serves the entire County. The project team made special efforts to collect input from community members and interested parties located throughout the region and beyond.

These open-ended discussions resulted in the development of a series of high-level questions that were intended to understand 1) what the pier meant to the community, 2) what they enjoyed most about the current pier, and 3) what was missing from the existing design.

To date the team has hosted a total of three Community Engagement Workshops. The public input received from these events has informed the development of the proposed design. The high-level questions guided the first in-person pier workshop, where residents were led through a series of exercises to inform the creation of a set of guiding principles that would direct future pier design development. The public was also given the opportunity to express a preference for not replacing the existing pier, though this option did not receive any meaningful public support. The team also created an online version of the workshop exercises and promoted them at public events around the region. A summary of the exercises are included in Appendix A.



Community members and consultant collaborating at a sketch table.

The second workshop presented the guiding principles and different types of amenities that could be incorporated into the project. The event activities included a ranking exercise for the guiding principles, a voting exercise for various pier amenities, and an interactive activity where

individuals could draw their own ideas for a new pier experience. The voting exercises included seven distinct questions:

- What amenities can enhance the pier experience?
- What should the strolling experience be?
- What is the art | interpretive experience?
- How should the ocean experience be enhanced?
- How should the pier meet the land?
- What are the opportunities for retail and dining?
- What are some new opportunities for gathering?

A sample of some of these activities is included in Appendix A.



The interactive activity children's table. Drawing their own ideas for a new pier experience.

The third workshop was built on the foundation of the previous two events. Using the data collected from the community, the team developed three concepts for consideration by the community. Each of the concepts incorporated a different combination of amenities the community had expressed interest in during the previous outreach events. The public was asked to rank the different features and concepts. The results of this activity helped inform the development of the selected alternative described in this prospectus.

The workshops and online surveys were publicized through various means including story placement in the media, advertising, and social media interactions. The team also collaborated with community and business groups, sent notifications to constituents through elected officials, and coordinated extensive flyering throughout the County at public places and private businesses. In addition, the team took special measures to engage with underserved audiences who frequented the pier but were unlikely to participate in public meetings due to a variety of barriers that include language issues, childcare challenges, work schedules, and a lack of transportation.

The pier has a rich history of users from under-represented communities. To understand their unique needs, the consultant team partnered with local leaders to work with these groups. This was achieved by holding focus groups, attending fairs and festivals, farmers markets, and other cultural events to drive participation in online exercises and surveys. The team also engaged with anglers using other piers in the region to gather input when the City closed the Ocean Beach Pier due to storm damage. The team executed a series of “pop-up” events, including a presence at the OB Pier itself on most weekends. The figure below demonstrates the geographical reach of the public outreach program.

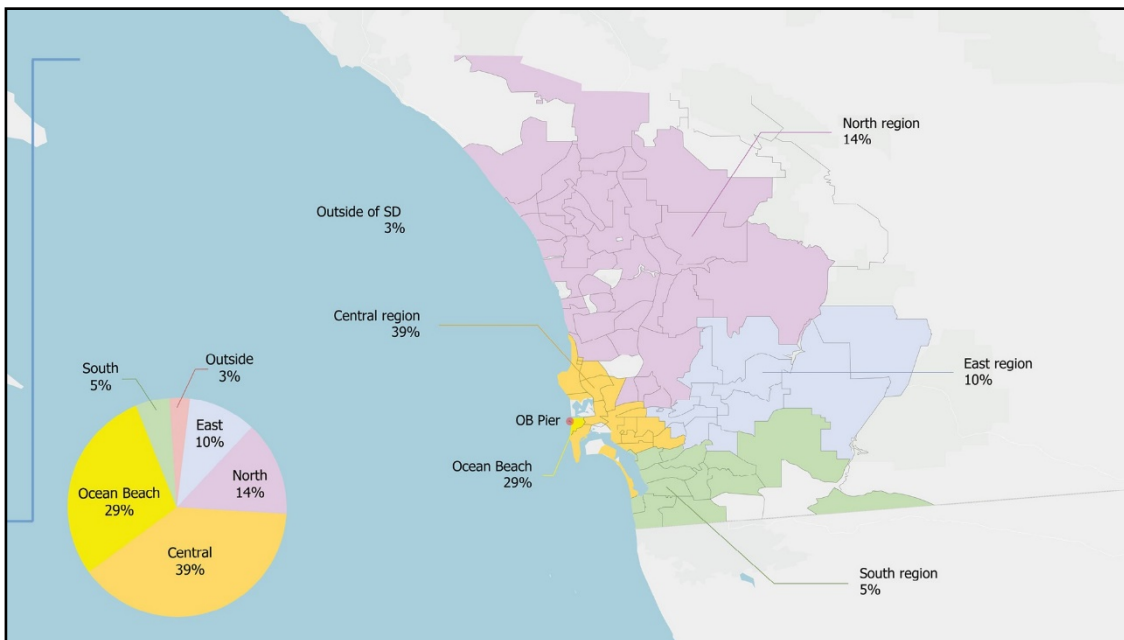


Figure – Geographical reach of public outreach program. Participation numbers only include respondents who elected to share their zip codes in the survey

Project Program

General Project Description

This project provides for demolition of the existing pier and construction of a new pier as described below. Demolition and construction will start from the base of the pier, where it ties into Niagara Avenue, working west in a combined sequence of demolition and construction. The construction will generally take place over the footprint of the existing pier to simplify the construction operations, reduce the amount of new environmental impacts, and emulate the existing structure in keeping with historical considerations.

The replacement pier structure will be configured for improved sportfishing but with additional features to promote increased usage and activities by the local community and visitors. The pier will be designed to achieve a minimum of 75 years of service life before major structural repairs will be required. The deck elevation of the pier will be raised to accommodate predicted sea level rise consistent with the service life goals. Further description of the structure is as follows:

- Dimensions
 - Approximate. Overall length = 2,000 ft
 - Average deck width (approach) = 22 ft
 - Average deck width (arms – west end of pier) = 32 ft
- Construction
 - Support piles – 24-inch prestressed concrete (steel pipe piles optional)
 - Pile caps – reinforced precast concrete
 - Deck – concrete planks with a reinforced cast-in-place concrete topping
 - Horizon Walk
 - Below deck – reinforced cast-in-place concrete
 - Above deck – structural steel/timber
 - Café Building – reinforced cast-in-place concrete

Architectural and Urban Design Narrative

The New Ocean Beach Pier

The Ocean Beach Pier is reimagined as a network of inter-connected pathways, gathering places, new retail and dining opportunities, and enhanced fishing amenities. Inspired by the historic long linear pier and its signature arms, the new pier concept features a similar linear

pier but accented with curving arms and a braided elevated pathway connecting to a rooftop terrace above new a shop + café, and a restaurant. The new pier concept creates a dynamic and interconnected ocean and pier experience distinctly unique to Ocean Beach.

“Niagara Ave + Sea-Wall Plaza”

Arrival plazas at pier level and below feature gateways and unique opportunities for historic interpretation, education, and art. The plazas will also offer furnishings as well as provide connection to the Bluff walk (ADA compliant) for access up or down.

“Bluff Walk”

The proposed *Bluff Walk* creates fully ADA compliant access between the existing parking lot and the new pier. The gently sloping elevated walkway brings users south of the pier before switching back to the north to arrive at pier level. The walkway also provides accessible views of the tidepools below.

“Surfers Lounge”

The *Surfer’s Lounge* is an overlook area that offers a shaded large-scale custom bench oriented for views of surfers catching waves below. It also serves as a visual landmark for surfers, marking the primary surf-break area.

“Horizon Walk + Sunset Rooftop Terrace”

The accessible (ADA compliant) Horizon Walk slopes up gently to a height of 14 ft over the pier where visitors will discover expansive views of the ocean and horizon. Just beyond its apex, the Horizon walk connects to the rooftop terrace over the braided island and new building, and then integrates with the building, descending back down to pier level.

“Braided Island”

The gestures of *the braid* and *island* are combined to expand the footprint of the pier and create the signature braided island feature. The braided island area features a new building with additional square footage for expanded retail and dining. Included are new family-style restrooms, as well as additional outdoor dining, viewing, and gathering areas. The braided island also offers a dedicated fishing edge with excellent fishing access to shaded waters below.

“South-View Lounge”

As a continuation of the large-scale braid gesture, the café and bait shop retail space spills out with open garage doors to a plaza backed by a multi-level bleacher bench feature. The plaza and

bench are oriented towards the stunning views of sunset cliffs and distant coastal islands beyond.

“Infinity Plaza”

Located at the western end of the pier, the infinity plaza creates a lowered amphitheater-like space that allows for views of the ocean without being encumbered by railing. The lowered plaza creates a flexible community gathering area that supports users relaxing and enjoying the ocean environment as well as other community-based events and activities.

“The Arms”

To the north and south of the infinity plaza, the historic pier arms have been reinterpreted with flowing geometries that extend further west into the ocean connecting anglers to prime fishing zones in deeper water. Outfitted with cleaning stations, fishing rod holders, and furnishings, the arms of the pier provide anglers with an enhanced fishing experience.

Overall, the larger spaces for gathering, gentle sloping pathways, and more transparent railing systems, will promote more universal access by more individuals simultaneously.

Sustainable Strategies

Three strategies will be utilized for sustainable design and environmental protection: 1) designing for resiliency, 2) specifying sustainable and appropriate materials, and 3) minimizing impacts during construction.

The Ocean Beach Pier Renewal Project considers longevity and resilience as primary goals of the pier rebuild. Designing for resiliency will defend the new pier for the next 75 years, serving the region for future generations. Specifying low carbon materials for the construction of the new pier will lower the embodied carbon and embodied energy of the project. Materials that emit less carbon dioxide during their extraction, manufacture, and transportation contribute less greenhouse gas emissions and have lowered environmental impact.

Minimizing impacts to marine life is a critical consideration for the construction process. The design team will utilize state-of-the-art practices to guide the construction process to minimize impacts on the environment.

Sustainable goals could be achieved by adopting zero net energy design processes. Consideration will be given to designing electric-only systems and will explore onsite renewable

energy generation. In doing so, the pier could reduce reliance on the electric grid and become an inspiration to the community as an example of infrastructure for a climate change solution.

Educational Opportunities

Increased placemaking and gathering spaces invite numerous opportunities for research, community learning, and partnerships with local schools. These expanded gathering spaces could allow for group learning activities without interfering with valuable fishing spots. Visitors will be invited to learn more about marine life, Ocean Beach history and context, local water conditions, environmental stewardship, and fishing through permanently installed educational components and signage.

Grant Opportunities

The project team has investigated a total of thirty grant programs for applicability to the current project. Seven programs were determined to be in substantial alignment with the current project objectives and could provide a sizeable portion of the funding for the project. A summary of the identified programs is included in Appendix 4.

Design Development

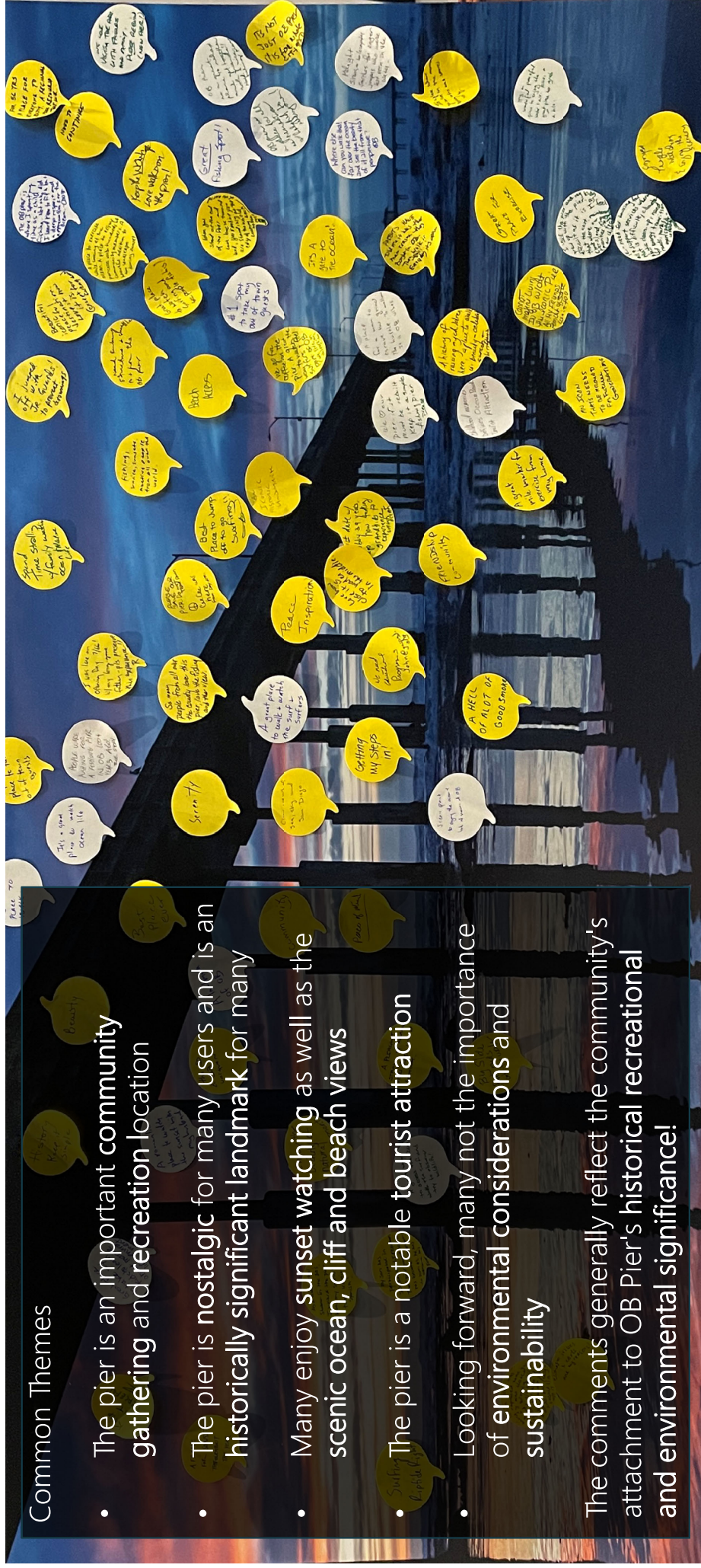
A Sept. 9, 2023, Community Engagement Meeting followed by City and Consultant analysis has resulted in the development of this proposed concept. This concept will continue to be modified in response to the following:

- California Environmental Quality Act (CEQA) process and Environmental Permitting
- Revisions due to cost considerations
- Coastal Commission-driven refinements
- Natural progression of design development

Appendix A – Community Engagement Activities

Community Event #1 – Listening Stations

What does the Ocean Beach Pier Mean to You?



Common Themes

- The pier is an important community gathering and recreation location
- The pier is nostalgic for many users and is an historically significant landmark for many
- Many enjoy sunset watching as well as the scenic ocean, cliff and beach views
- The pier is a notable tourist attraction
- Looking forward, many not the importance of environmental considerations and sustainability

The comments generally reflect the community's attachment to OB Pier's historical recreational and environmental significance!

Community Event #1 – Listening Stations

WHAT IS MISSING FROM THE PIER EXPERIENCE?
Please place a dot on five activities that you feel should be a part of the Pier Renewal Project.

DIVERSE SEATING	SHADED/PROTECTED AREAS	EXPANDED FOOD AND RETAIL	OUTDOOR DINING	EXPANDED FISHING AMENITIES	PLACES TO GATHER	FITNESS STATIONS
GREATER CONNECTIVITY TO NEWPORT STREET	SUPPORT/ENHANCE SURFING ACTIVITIES	IMPROVE UNDERWATER ECOSYSTEMS	ENHANCED VIEWING AREAS	ACCESS TO THE WATER	ICONIC LIGHTING	OUTDOOR CLASSROOM (EDUCATION OPPORTUNITIES)
INTERPRETIVE ELEMENTS	SCIENCE PARTNERSHIPS	CLEAN ENERGY GENERATION	HISTORIC ELEMENT/MUSEUM	COMMUNITY SPACE/ROOM	SUSTAINABLE STRATEGIES	PUBLIC ART
NO PIER	Safety Elements - Better Lighting/Security - Life Rings/Call Box - Keep Pillings spaced out well	MOVE THE PIER SOUTH	QUALITY RESTROOMS	ADA Accessible Activities Additional Parking	Oceanographic Institute Palm Energy Capture Wave Energy Capture Partially Pillings Pillings	Mass Room Allow Dogs

OCEAN BEACH PIER RENEWAL PROJECT

The City of **SAN DIEGO**

Community Event #1 – Listening Stations

What do you think we should know about the pier?



70 total comments recorded
(+50 online responses)

Common Themes

- Improved Access is important
- Views back are an important part of the pier experience
- Provide opportunities for public art, interpretive signage and environmentally sensitive design
- Protect and enhance existing uses (surfing and fishing)
- Need more amenities and furnishings

Community Event #2 Listening Stations

—What should the **amenities** be?



PLEASE SELECT TOP 5

- How should the **ocean experience** be enhanced?



PLEASE SELECT TOP 2

Amenity Voting Exercise

Community Event #2 Listening Stations



Interactive Drawing Table – Kids Input

Appendix B – Drawings and Renderings



Mission Point
Point Medanos

Dog Beach

ABBOTT ST
BACON ST

PROJECT LOCATION

NEWPORT AVE

NIAGARA AVE

Ocean Beach

CABLE ST
SUNSET CLIFFS BLVD
100

lligator
Rock

Ocean Beach
City Beach

EBERS ST
FROUDE ST



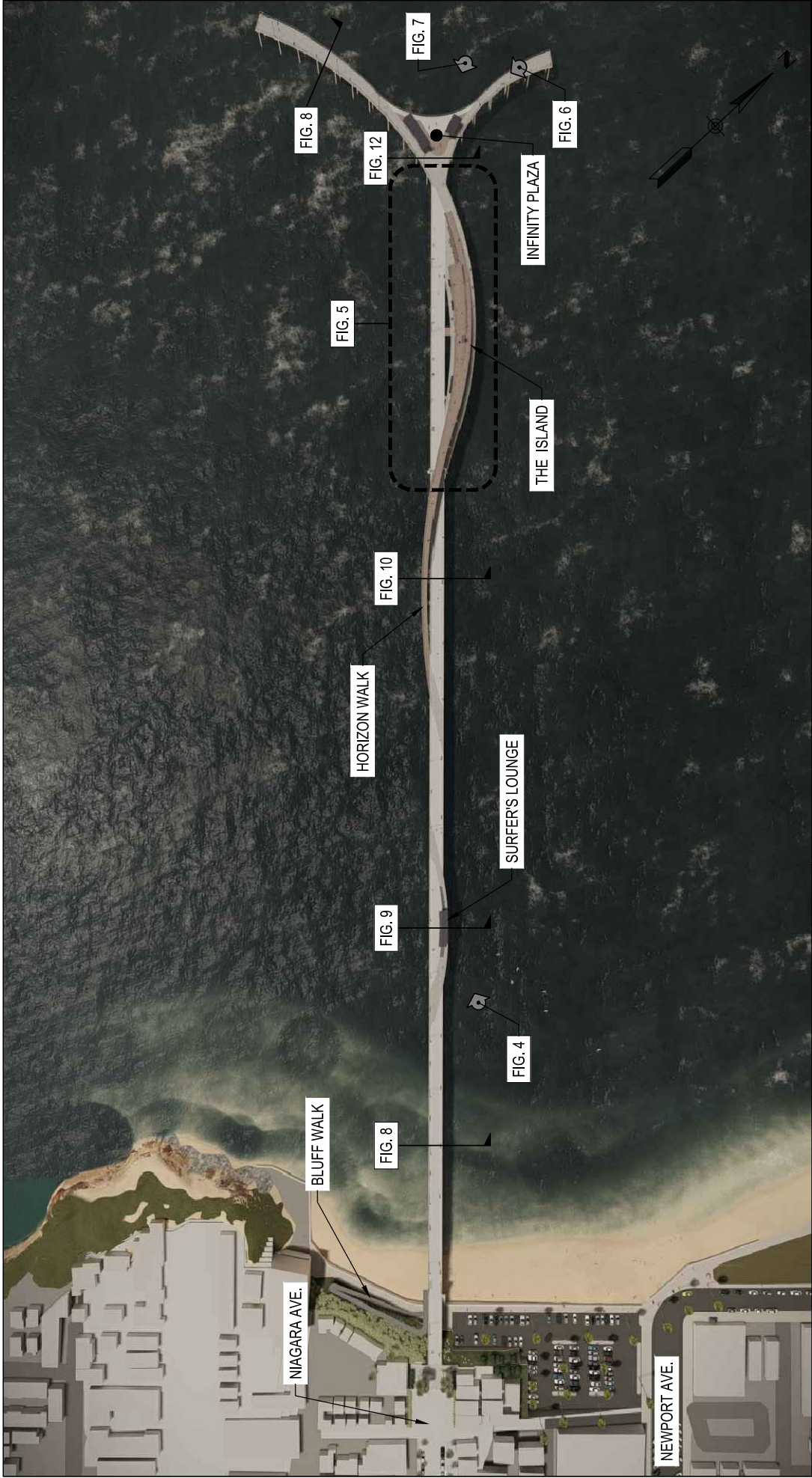
Pappys Point

21

AUGUST 2024	The City of SAN DIEGO	
 moffatt & nichol	Ocean Beach Pier Renewal Prospectus	
	Sheet Title: VICINITY MAP AND LOCATION MAP	Fig. No. 1



AUGUST 2024 mo ffatt & nichol	The City of SAN DIEGO Ocean Beach Pier Renewal Prospectus
Sheet Title: AERIAL PERSPECTIVE	Fig. No. 2

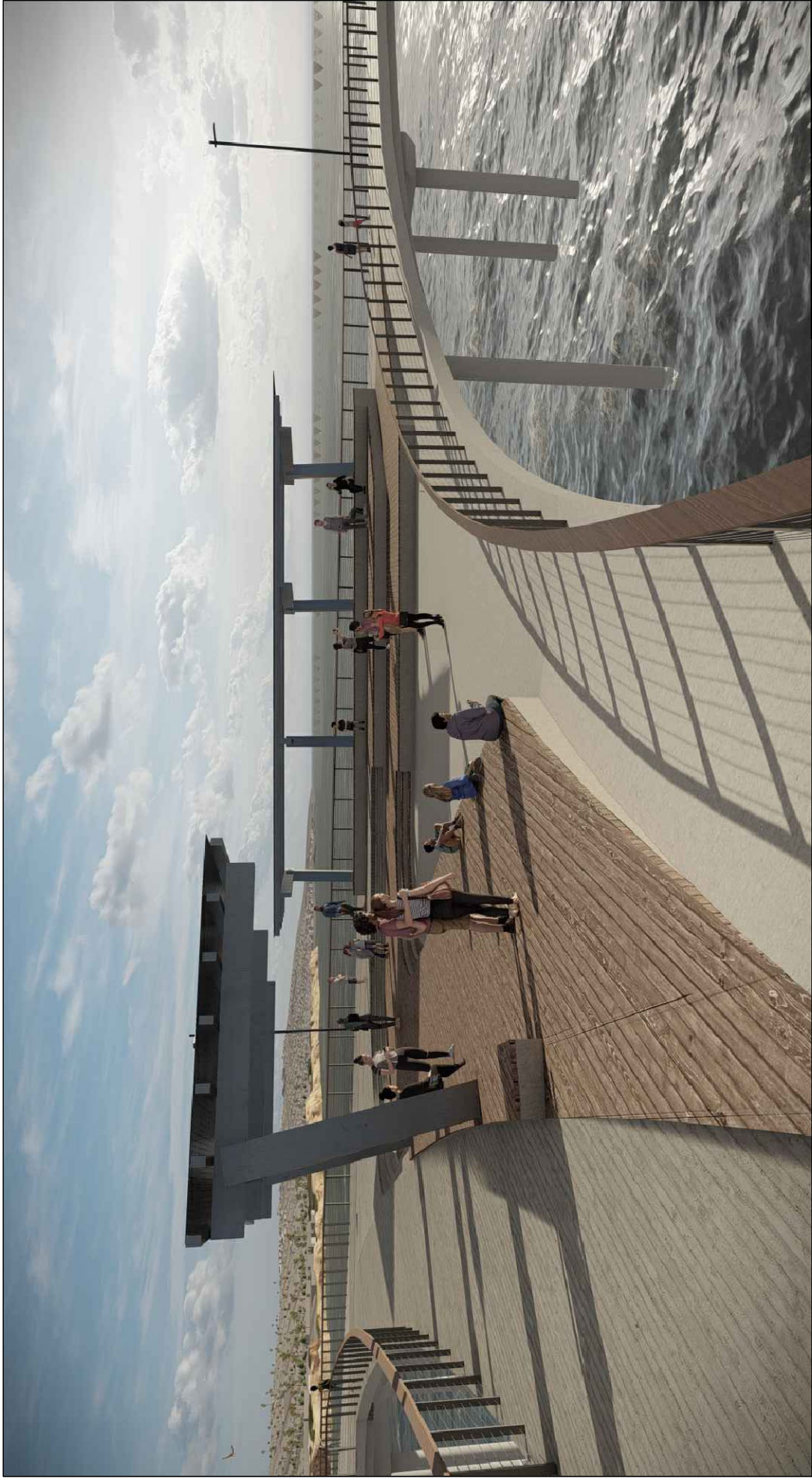


 AUGUST 2024	Ocean Beach Pier Renewal Prospectus	
	Sheet Title:	PIER PLAN
		Fig. No. 3

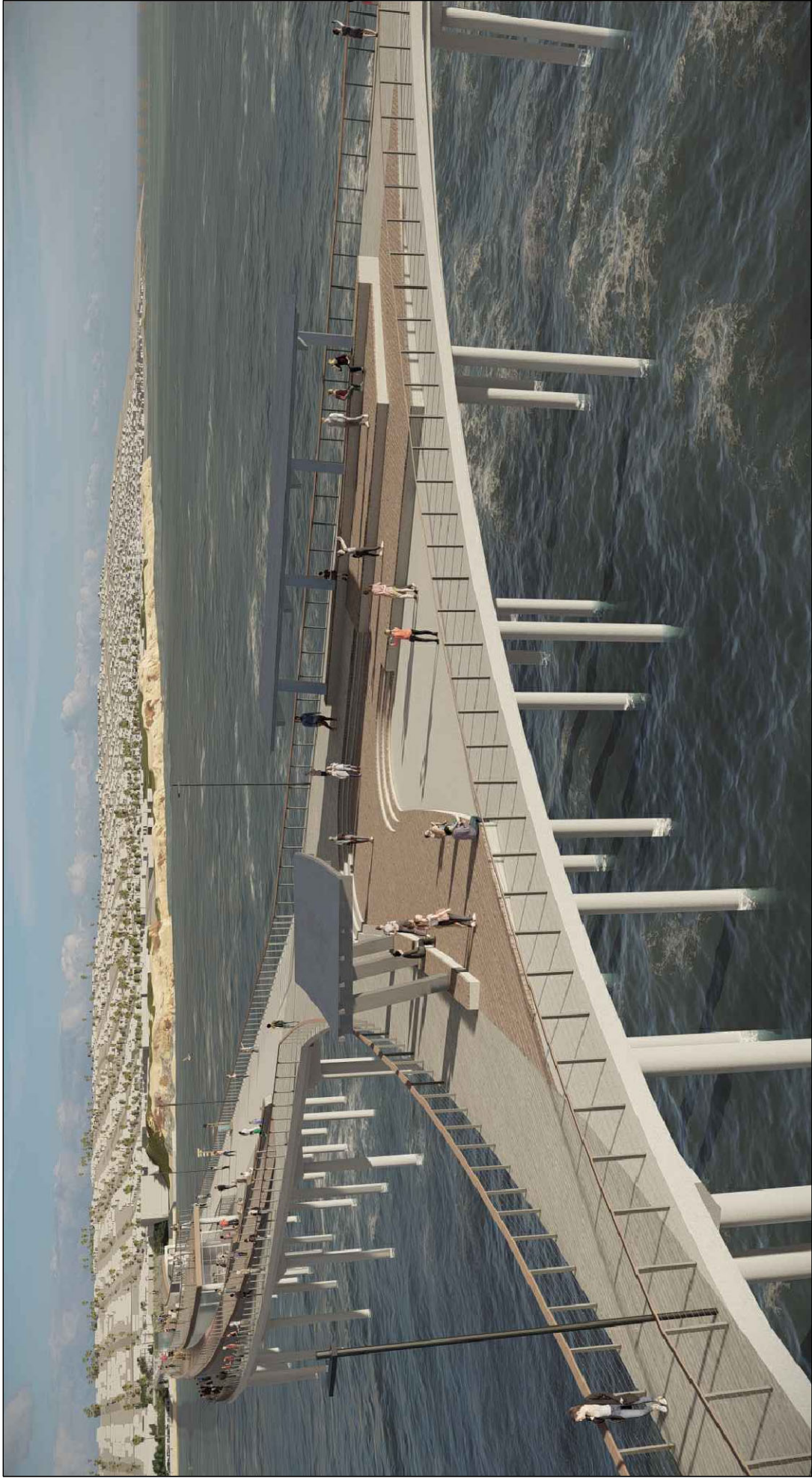


 The City of SAN DIEGO	AUGUST 2024
Ocean Beach Pier Renewal Prospectus	 moffatt & nichol
Sheet Title: SURFERS LOUNGE (LOOKING SOUTH WEST)	Fig. No. 4

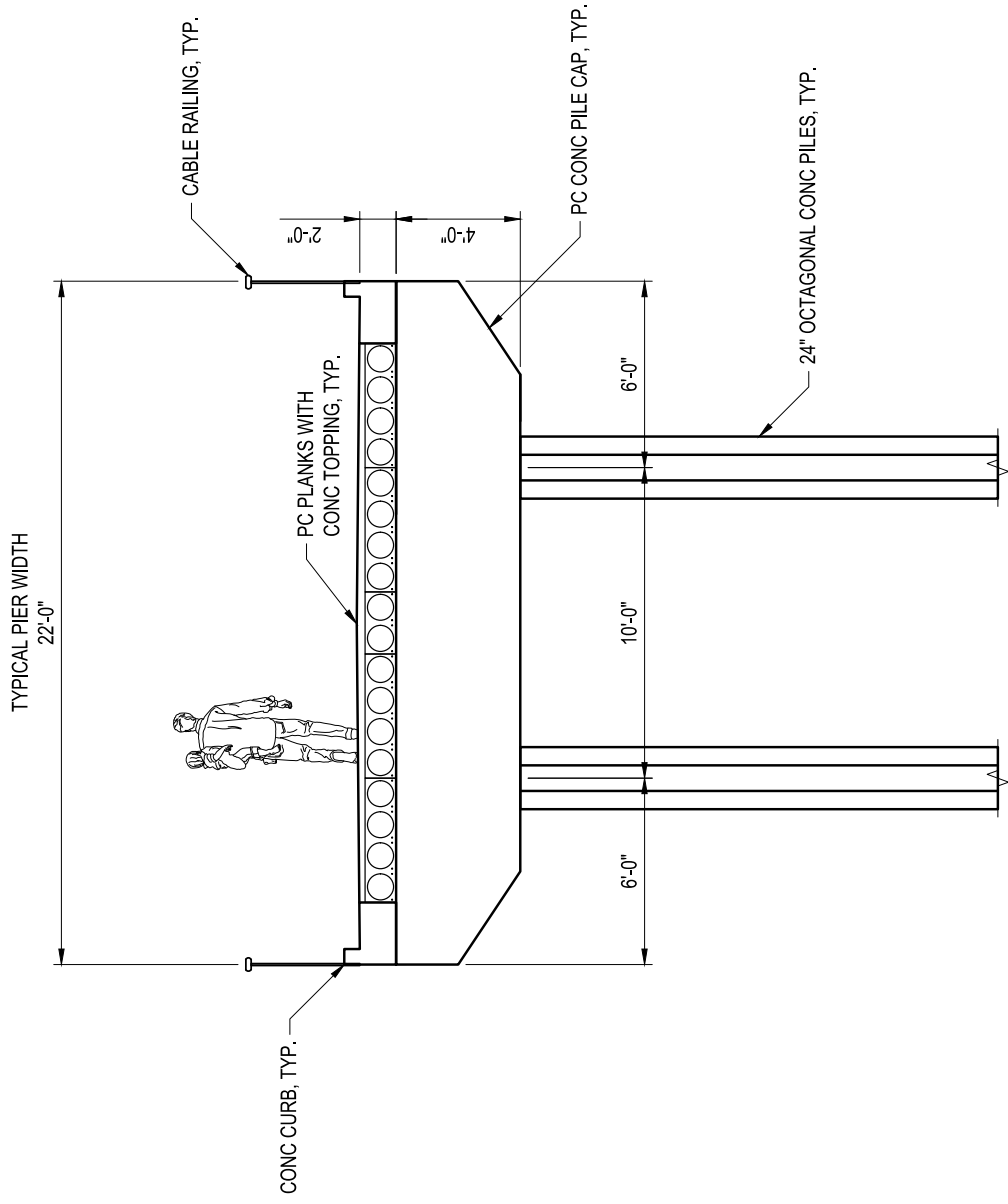




AUGUST 2024	The City of SAN DIEGO
moftatt & nichol	Ocean Beach Pier Renewal Prospectus
Sheet Title: INFINITY PLAZA (LOOKING SOUTH)	Fig. No. 6

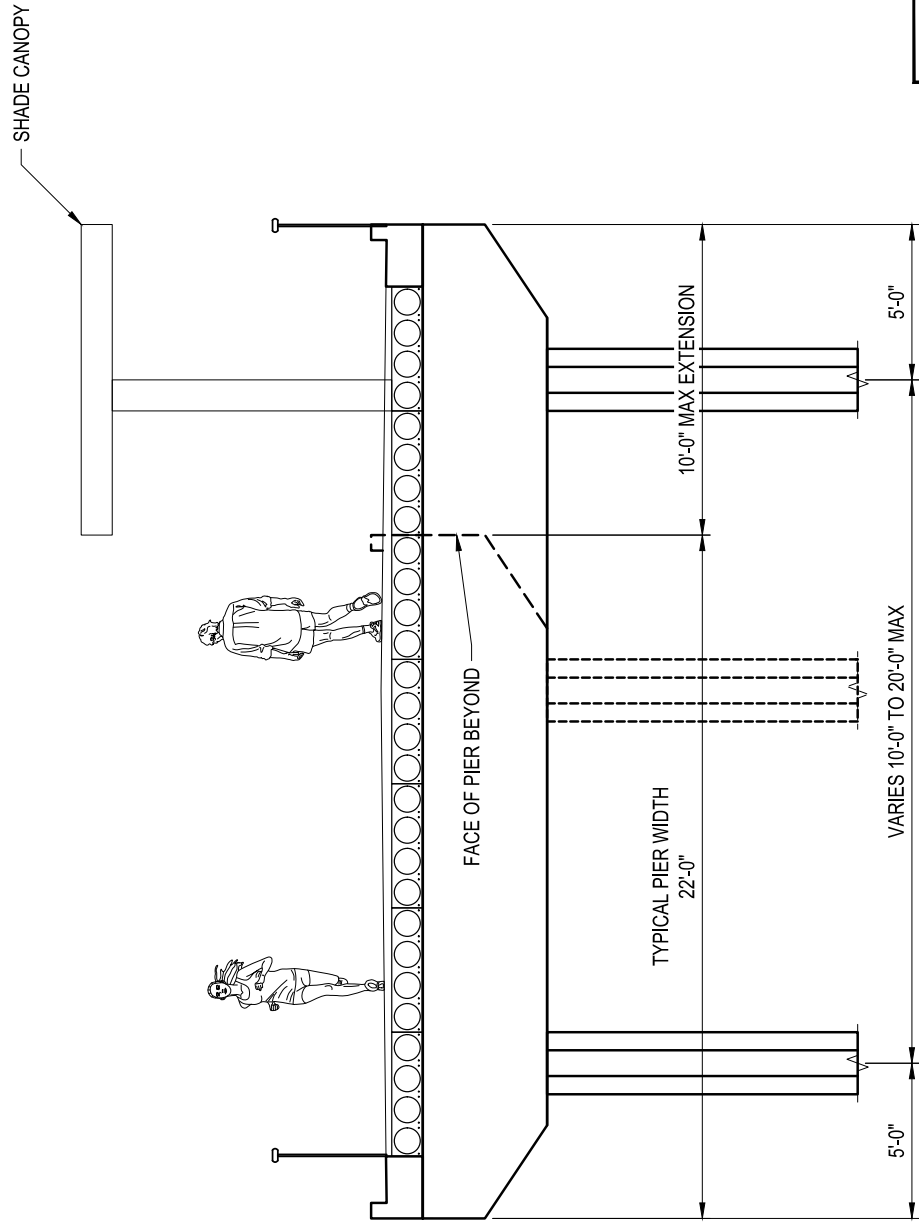


AUGUST 2024	moftatt & nichol
The City of SAN DIEGO	Ocean Beach Pier Renewal Prospectus
Sheet Title: INFINITY PLAZA (LOOKING SOUTH EAST)	Fig. No. 7



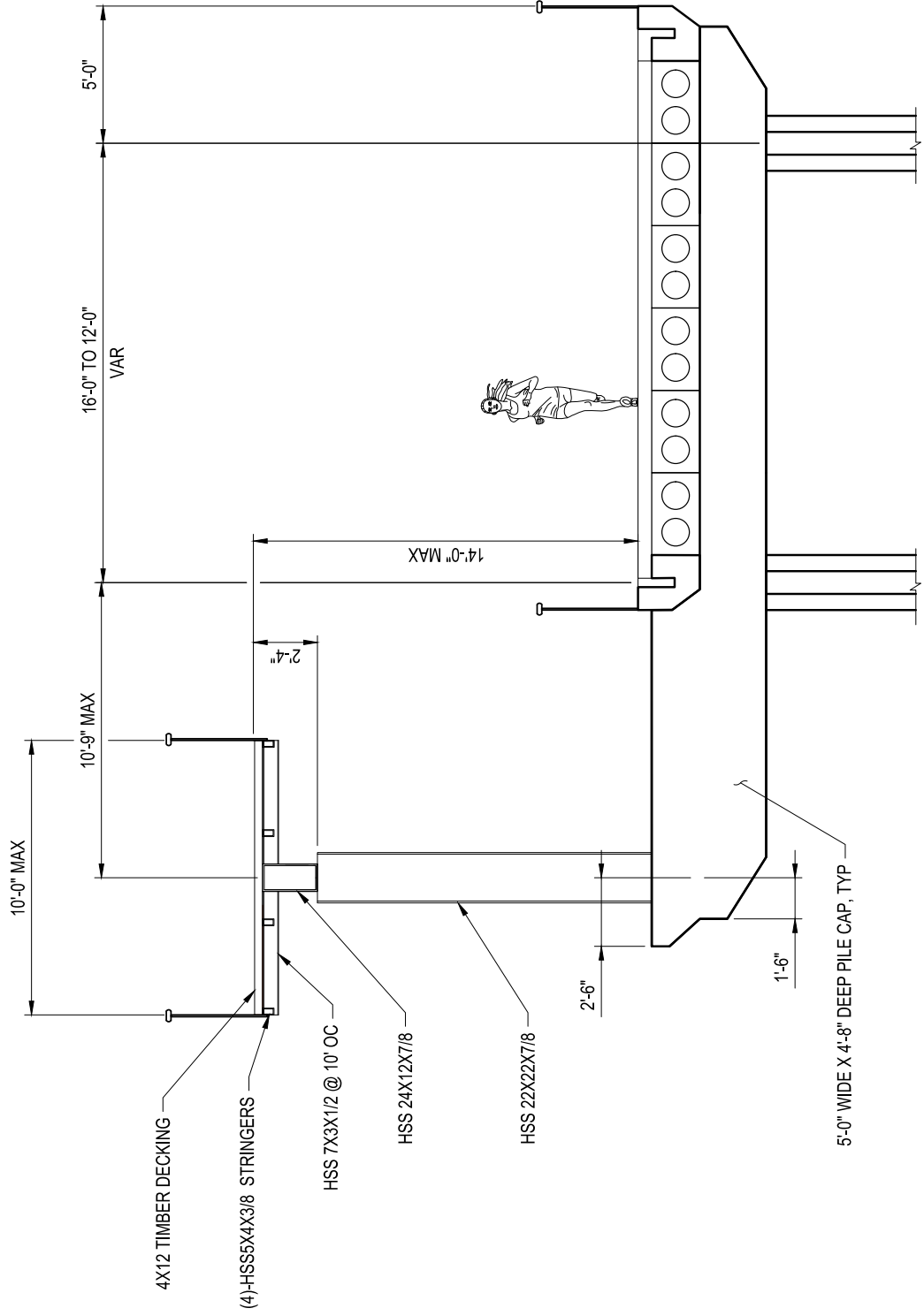
- NOTES:
- "PC" = PRECAST CONCRETE PLANK.

		AUGUST 2024	
The City of SAN DIEGO	Ocean Beach Pier Renewal Prospectus	Sheet Title: TYPICAL SECTION	Fig. No. 8



- NOTES:
- FOR ITEMS SHOWN BUT NOT NOTED SEE FIG. 8.

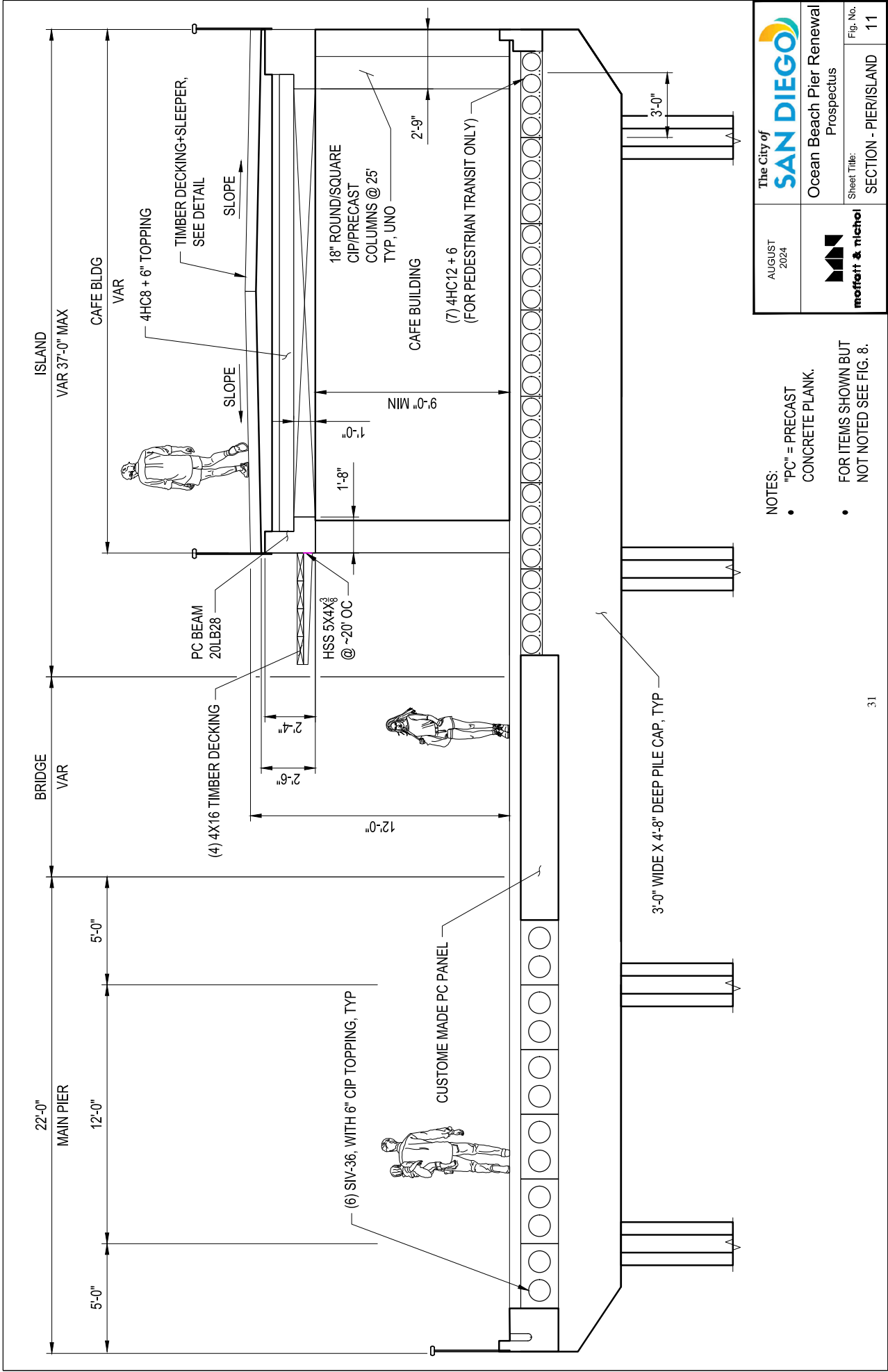
AUGUST 2024	The City of SAN DIEGO
moftett & nichol	Ocean Beach Pier Renewal Prospectus
Sheet Title:	Fig. No.
SECTION - SURF LOUNGE	9

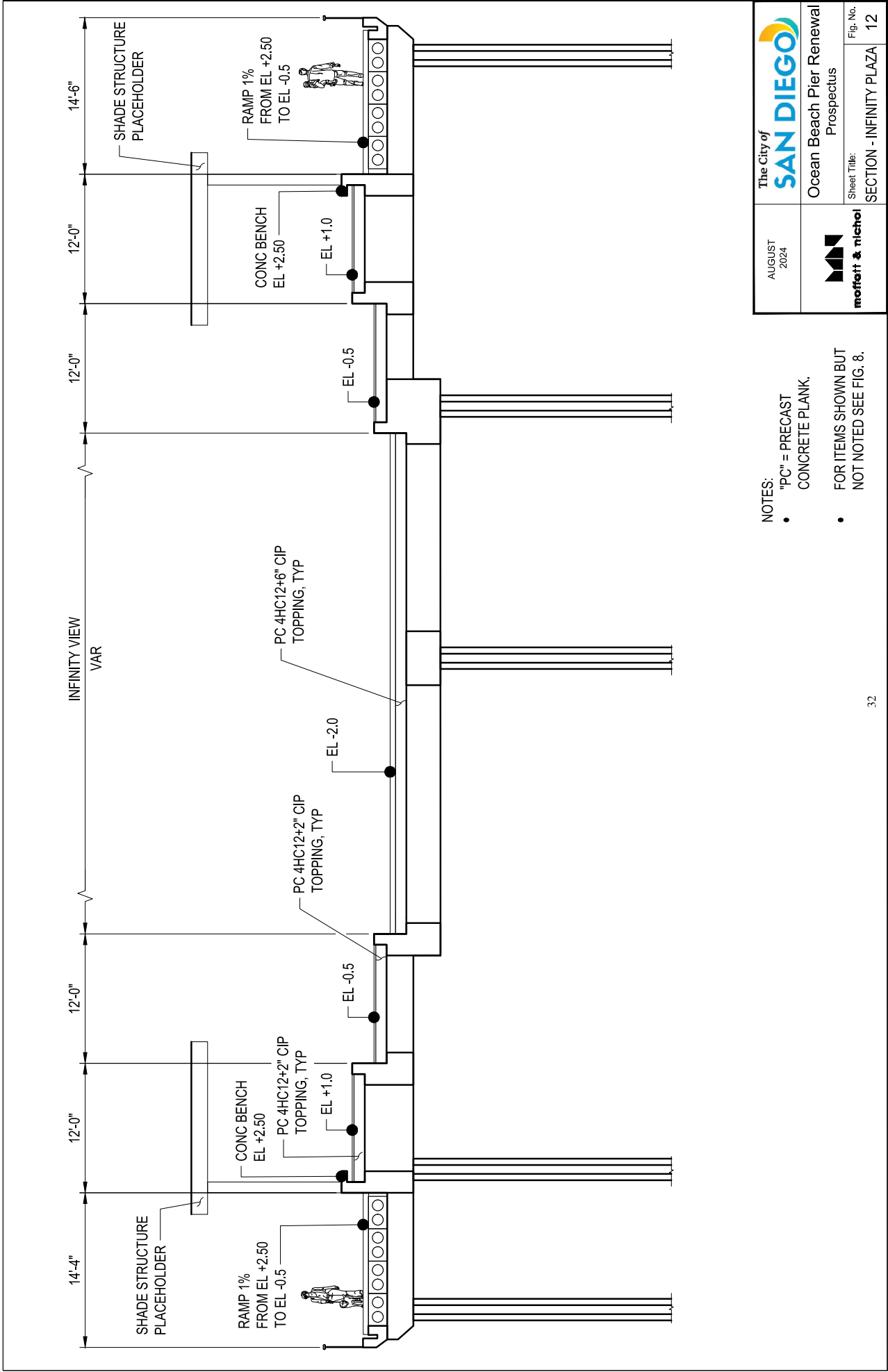


NOTES:

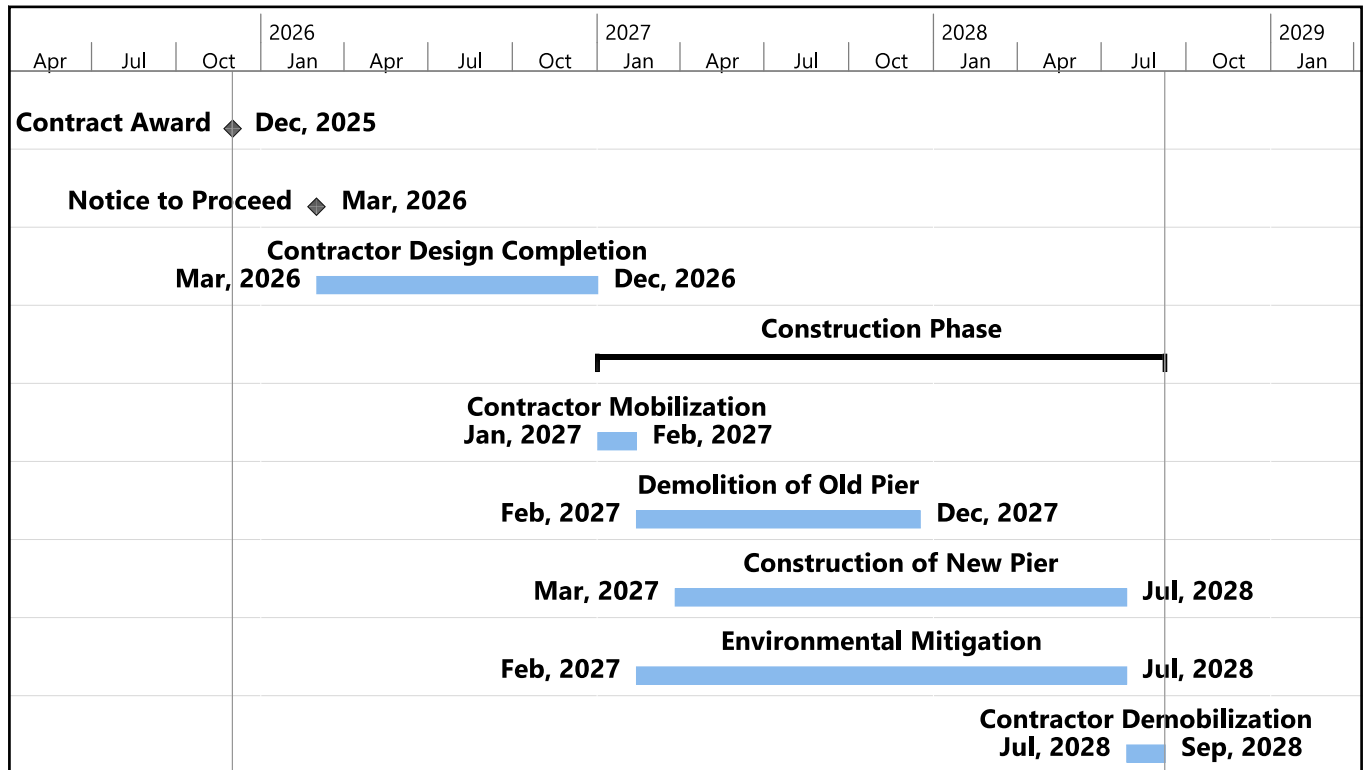
- FOR ITEMS SHOWN BUT NOT NOTED SEE FIG. 8.

		AUGUST 2024	The City of SAN DIEGO
	Ocean Beach Pier Renewal Prospectus	Sheet Title: SECTION - HORIZON WALK	Fig. No. 10





Appendix C – Construction Timeline



AUGUST 2024	The City of SAN DIEGO
 moffatt & nichol	Ocean Beach Pier Renewal Prospectus
	Sheet Title: Construction Schedule

Appendix D – Cost Estimate Summary

PROBABLE OPINION OF CONSTRUCTION PROGRAM COST			DATE PREPARED 16-Feb-24	
CLIENT City of San Diego			ESTIMATED BY Moffatt & Nichol	
PROJECT TITLE OCEAN BEACH PIER RENEWAL CONCEPT			MN JOB NUMBER 221274	
			STATUS OF DESIGN Concept	
ITEM DESCRIPTION	QUANTITY		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL
PIER STRUCTURE				
PILE SYSTEM				
NEW PILES	14,630	LF	\$ 282.00	\$ 4,125,660.00
AUGER SOCKET	3,950	LF	\$ 1,676.00	\$ 6,620,200.00
SUPERSTRUCTURE SYSTEM				
CONCRETE CAPS AND DECK	74,800	SF	\$ 470.00	\$ 35,156,000.00
HORIZON WALK	5,365	SF	\$ 475.00	\$ 2,548,375.00
ACCESSIBILITY RAMP	3,300	SF	\$ 598.00	\$ 1,973,400.00
PIER APPURTENANCES				
PIER UTILITIES:				
FRESH WATER	2,550	LF	\$ 176.00	\$ 448,800.00
FIRE PROTECTION	2,000	lf	\$ 207.00	\$ 414,000.00
SANITARY SEWER	2,550	LF	\$ 352.00	\$ 897,600.00
GAS SERVICE TO RESTURANT	2,000	lf	\$ 262.00	\$ 524,000.00
ELECTRIC	2,550	LF	\$ 2,214.00	\$ 5,645,700.00
SEWAGE LIFT STATION	1	EA	\$ 40,215.00	\$ 40,215.00
PIER LIGHTING - LIGHT FIXTURES	40	EA	\$ 10,063.00	\$ 402,520.00
CAFÉ WITH OVERLOOK	5,038	SQ FT	\$ 3,050.00	\$ 15,365,900.00
RESTROOM FIXTURES	9	EA	\$ 2,013.00	\$ 18,117.00
CANOPIES	2,500	SF	\$ 1,308.00	\$ 3,270,000.00
FISH CLEANING SINKS	4	EA	\$ 3,214.00	\$ 12,856.00
DRINKING FOUNTAINS	4	EA	\$ 3,214.00	\$ 12,856.00
BENCHES	12	EA	\$ 10,823.00	\$ 129,876.00
SIGNAGE ALLOWANCE	1	LS	\$ 400,000.00	\$ 400,000.00
DEMOLITION OF EXISTING PIER				
DEMOLITION OF EXISTING PIER	1	LS	\$ 1,833,121.00	\$ 1,833,121.00
PILE CUT OFF	179	EA	\$ 2,822.00	\$ 505,138.00
DEMO OF BUILDING/ APPURTANCES & MISC STRUCTURES	1	LS	\$ 137,811.00	\$ 137,811.00
DEMO OF ELECTRICAL BUILDING	1	LS	\$ 24,455.00	\$ 24,455.00
HAZMAT MATERIAL DISPOSAL	1	LS	\$ 193,402.00	\$ 193,402.00
CONSTRUCTION SUBTOTAL				\$ 80,700,002.00
MOBILIZATION AND DEMOBILIZATION @ 10%				\$ 8,070,000.20
MARK UP FOR GENERAL REQUIREMENTS @ 30%				\$ 24,210,000.60
CONTRACTOR DESIGN				
DESIGN-BUILD DESIGN FEES @ 10%				\$ 8,070,000.20
CONSTRUCTION MANAGEMENT COSTS				
KTR PERFORMED INSPECTIONS @ 2%				\$ 1,614,000.04
CMRE FEE @ 9%				\$ 7,263,000.18
CITY STAFF FEE @ 5%				\$ 4,035,000.10
OWNER ENGINEER FEE @ 4%				\$ 3,228,000.08
ESCALATION COSTS FROM 2023 TO 2027 @ 16.3%				\$ 13,154,100.33
PROGRAM SUBTOTAL				\$ 150,344,103.73
CONTINGENCIES @ 20%				\$ 30,068,820.75
PLANNING AND BRIDGING DOCUMENT GENERATION				
CONSULTANT DESIGN				\$ 7,499,000.00
SOFT COSTS AND OTHER NECESSARY ASSIGNMENTS				\$ 1,476,000.00
GRAND TOTAL				\$ 189,387,924.47
NOTES: 1. Quantities are based on concept by M&N; dated December 2023 2. All costs are in 2023 US\$ 3. An escalation factor of 16.3% has been added to account for the mid-point of construction in 2027. 4. Material costs are based on locally available resources. 5. The costs have been developed based on historical and current data using in-house sources, information from previous studies as well as budgetary price quotation solicited from local suppliers and subcontractors. 6. Construction management costs are estimates based on previous projects and input from the City of San Diego. As the project progresses, and the scope of the Design-Build contract, and project roles and responsibilities are better defined, the percentages listed may be subject to change. 7. A contingency amount has been included to cover undefined items, due to the level of engineering carried out at this time. The contingency is not a reflection of the accuracy of the estimate but covers items of work which will have to be performed, and elements of costs which will be incurred, but which are not explicitly detailed or described due to the level of engineering and estimating completed today. 8. The cost estimates herein are made on the basis of Moffatt & Nichol's experience and qualifications, and represent Moffatt & Nichol's best judgement as an experienced and qualified professional generally familiar with the industry. However, Moffatt & Nichol has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. Moffatt & Nichol is unable to guarantee that proposals, bids, or actual Construction Costs will not vary from the above estimates. MOFFATT & NICHOL, SAN DIEGO, CALIFORNIA				

Appendix E – Grant Opportunity Summaries

Ocean Beach Pier Replacement
Grant Funding Program

Project Element	Budget
Total Estimated Program Cost	\$ 178,500,000.00

Project Timeline	Start	End	Duration
Planning, permitting & preliminary design	Jan-23	Dec-24	2 years
Design-Bid Package Bidding	Jan-25	Dec-25	1 year
Design-Build Contract	Jan-26	Dec-28	3 years
Design Phase	Jan-26	Dec-26	1 year
Construction Phase	Jan-27	Dec-28	2 years

Funding Source	Grant Application Budget			Grant-Project Compliance			Needs
	Max Funding request	Match	Match value	Ranking	Timing	Award	
Federal Programs							
Land & Water Conservation Fund (LWCF)	\$ 6,000,000.00	50%	\$ 6,000,000.00	1	June 2025	June 2026	Public access
Recreational Trails Program (RTP)	\$ 100,000.00	12%	\$ 13,636.36	2	June 2024	June 2025	Pedestrian trail connectivity
Rebuilding American Infrastructure and Sustainability Equity (RAISE)	\$ 25,000,000.00	20%	\$ 6,250,000.00	2	February 2025	June 2025	Demonstrated transportation function
Maritime Heritage Grant Program (MHGP)	\$ 75,000.00	50%	\$ 75,000.00	3	September 2024	April 2025	Historical Maritime connection
State Programs							
Public Access Program (PAP)	\$ 1,000,000.00	none		1	January 2025	July 2025	Public access
State Coastal Conservancy Grant (SCC)	\$ 5,000,000.00	none		1	March 2025	December 2025	Public access
Shoreline Erosion Control Program (SEC)	\$ 1,000,000.00	50%	\$ 1,000,000.00	3	December 2024	July 2026	Seawall repairs? Beach nourishment?
Subtotal - Grants Prior to KTR Award	\$ 31,175,000.00		\$ 13,338,636.36				
Subtotal - Grants After to KTR Award	\$ 7,000,000.00						
Remaining from Other Sources	\$ 140,325,000.00						

AUGUST 2024	 moffatt & nichol	 The City of SAN DIEGO
		Ocean Beach Pier Renewal Prospectus
		Sheet Title: GRANT SUMMARY MATRIX

Appendix F – Public Outreach Event Log

Event	Community	Date/Recurrence
Day at the Docks	Point Loma	March 2023
Chicano Park Day	Barrio Logan	April 2023
Community Event #1	Point Loma	April 2023
Kite Festival	Ocean Beach	May 2023
API Convoy Street Fair	Convoy	May 2023
Community Event #2	Point Loma	June 2023
Community Event #3	Point Loma	September 2023
OB Farmers Market	Ocean Beach	Recurring Weekly
Tuna Harbor Dockside Market	Embarcadero	Recurring Weekly
North Park Farmers Market	North Park	Recurring Weekly
OB Pier Entrance Pop-Up	Ocean Beach	8 weekends

AUGUST 2024	The City of SAN DIEGO
 moffatt & nichol	Ocean Beach Pier Renewal Prospectus
	Sheet Title: PUBLIC OUTREACH EVENT LOG

Attachment B: Task Force Authorization Letter



Strategic Capital Projects Department

February 13, 2024

Dear Task Force Members,

The Ocean Beach Pier Replacement Task Force was initiated in the Fall of 2022 to advise the City of San Diego on the preferred project scope and program for a new Ocean Beach Pier through representation of the local interest. The Task Force includes City staff as well as members representing the Ocean Beach Planning Board, Town Council, Mainstreet Association, Community Development Corporation, and more. Through their collaborative efforts, the Task Force's input will help guide the ongoing development of the new pier to align with the community's preferences, fostering a more inclusive and successful outcome.

Thank you for your exceptional dedication and invaluable contributions as a volunteer for the Ocean Beach Pier Replacement Task Force. Your commitment to representing the local interests and providing valuable insight from your community has been truly admirable.

I am pleased to inform you that the City of San Diego, in partnership with our design consultant Moffatt & Nichol, has made significant progress in developing the preferred project scope and program for the new Ocean Beach Pier. Your active participation and expertise have played a crucial role in advising the design team as they navigated this process.

The City of San Diego is grateful for your dedication and advocacy for the Ocean Beach community and beyond throughout this journey. Your thoughtful input and perspectives have guided the team through this process and will help ensure that the new pier remains a true reflection of the community's aspirations and needs.

The Ocean Beach Pier Replacement Task Force is set to complete its mission on April 6th, 2024, as outlined in the membership letter dated July 1st, 2022. The City will now continue broader outreach efforts through the formal CEQA process. In recognition of the importance of this project, the approved community planning group, the Ocean Beach Planning Board may consider establishing an Ad Hoc committee to carry on with a dedicated Pier team beyond the end date mentioned.

The full membership of the Ocean Beach Pier Replacement Task Force is:

- Denny (Denise) Knox, Executive Director, Ocean Beach Mainstreet Association
- Andrea Schlageter, Chair, Ocean Beach Planning Board
- F. Stuart (Stu) Seymour C.E., Community Member
- Ralph Teyssier, PE, Community Member
- Mark Winkie, President, OB Community Development Corporation
- Nicole Ueno, Board Member Ocean Beach Community Corporation, Ocean Beach Community Planning Board



Strategic Capital Projects Department

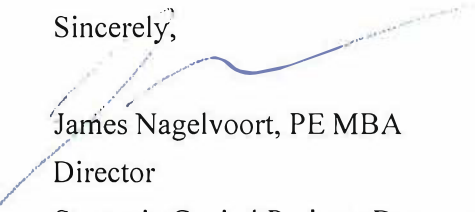
- Kohta Zaiser, Mayor's Office, Deputy Director of Community Engagement and Internship Manager
- Manuel Reyes, Council Representative, Council District 2
- Elizabeth Schroth-Nichols, Senior Civil Engineer, Engineering and Capital Projects
- Delfa Genova, Associate Civil Engineer, Engineering and Capital Projects
- James Nagelvoort, Director, Strategic Capital Projects Department

Your commitment and valuable contributions have laid a strong foundation of collaboration that will shape the future of the Ocean Beach Pier. I have no doubt that the progress we have achieved thus far will have a lasting positive impact on our beloved Ocean Beach Pier. Together, we are creating a legacy that will be cherished by current and future generations.

On behalf of The City of San Diego, I want to extend my deepest gratitude once again for your service, enthusiasm, and expertise. Your commitment to representing the local interest and driving this project forward has been truly invaluable.

We look forward to future collaborations and continued success in our pursuit of a new Ocean Beach Pier.

Sincerely,



James Nagelvoort, PE MBA

Director

Strategic Capital Projects Department

City of San Diego

Attachment:

OB Pier Task Force List of Members Letter dated June 20, 2022

Letter of OB Task Force members dated July 1st, 2022

CC:

OB Pier Task Force Members

Dion Akers, Regional Government Affairs Manager, Mayor's Office



Strategic Capital Projects Department

Alia Khouri, DCOO

Lydia Van Note, Chief of Staff Council District 9

Venus Molina, Chief of Staff Council District 2

Andy Field, Director, Parks & Recreation

Christina Bibler, Director, Economic Development, Real Estate & Airport Management

James Gartland, Lifeguard Chief

Rania Amen, Director, Engineering & Capital Projects

Elif Cetin, Assistant Director, Strategic Capital Projects Department

June 20, 2022

Mr. James Nagelvoort, C.E.
Director, Strategic Capital Projects
City of San Diego

RE: **Ocean Beach Pier Replacement, Formation of Community/Stakeholder Input
Proposed List of for Ocean Beach Pier Taskforce Candidates**

Dear Mr. Nagelvoort,

Thank you for the opportunity to provide this list of candidates for the formation of the subject task force.

From your presentation to the Ocean Beach Planning Board, on June 1, 2022, the City is embarking on a capital improvement project to replace the 1966 Ocean Beach Fishing Pier, which has sadly come to the end of its service life. Fortunately, the \$8.4M state grant funding, through the successful efforts of our state senator, Toni Atkins, Senate President Pro Tempore, has allowed the City to begin this new flagship project.

As laid out in your recent presentation, the first phase of this project will be to engage and collect community/stakeholder input, via the formation of a citizens' task force. As such, you have requested a list of individuals from the community to work with City Staff and the selected prime consulting firm, Moffatt & Nichol.

The undersigned is the list of eight individuals (in alphabetical order) that have been involved since spring of last year, where at the Ocean Beach Town Council presentation, the Mayor and CD2 Council President Campbell shared the City's latest efforts in securing funding for the future planning of the Pier. Since that time this group of individuals have been working with the offices of Mayor and CD2, wherein the group has now migrated into this current phase. These individuals embody the qualities you are seeking – that of dedicated commitment; respected and acknowledged leaders to our communities, and a general technical skill-set which will be necessary to effectively work within this task force.

We are grateful for the opportunity to serve the City of San Diego in this landmark project.

Sincerely,

Corey Bruins
President, Ocean Beach Town Council
corey@obtowncouncil.org / 760 500-0616

Denny (Denise) Knox
Executive Director, Ocean Beach Mainstreet Association
info@oceanbeachsandiego.com / 619 302-0517

Andrea Schlageter
Chair, Ocean Beach Planning Board
aeschlag@gmail.com / 619 818-2555

F. Stuart (Stu) Seymour, C.E.
former City of San Diego engineer (retired) & longtime OB Resident
Fstued@gmail.com / 619 459-6353

Ralph Teyssier
Licensed Civil and Structural Engineer
ralph@teyssier.com / 310 995-6176

Mark West
Former IB Councilmember
former Chair and member of San Diego Surfrider Foundation
markwest@me.com / 619 307-9247

Mark Winkie
Former President, Ocean Beach Town Council
Board Member, Ocean Beach Community Development Corporation
markwinkie@att.net / 619 977-6430

Nicole Ueno
Board Member, Ocean Beach Community Development Corporation
Board Member & Parks Chair, OB Community Planning Board
nicole@obcdc.org / 619 322-1068

Strategic Capital Projects Department

July 1st, 2022

All Members of Ocean Beach Task Force:

Thank you for volunteering to assist the City of San Diego in our effort to develop the complete project scope for the preferred Ocean Beach Pier Replacement. As you are aware, the pier was originally constructed in 1966 to provide fishing amenities and other services. Over the years, the pier has become a landmark for the both the local community and the greater region, much more than a fishing pier. Unfortunately, after 56 years of exposure to a harsh marine environment, the pier has reached the end of its useful life.

The City of San Diego is moving forward with a Capital Improvement Project to replace the pier. As part of this effort, an Ocean Beach Pier Replacement Task Force has been organized to advise the City on the preferred project scope and program for a new Ocean Beach Pier. I'm pleased to inform you that you have been nominated by the local (Ocean Beach) Advisory Groups and appointed by The City of San Diego to this task force, to represent the local interest.

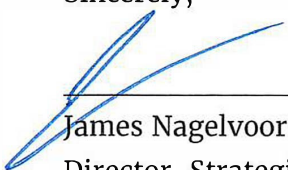
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- Ralph Teyssier, PE, Community Member
- Mark West, Community Member
- Mark Winkie, Community Member
- Nicole Ueno, Board Member Ocean Beach Community Corporation, Ocean Beach Community Planning Board
- Kohta Zaiser, Deputy Director of Community Engagement, Mayor's Office
- Linus Smith, Council Representative, Council District 2
- Elizabeth Schroth-Nichols, Senior Civil Engineer, Engineering and Capital Projects
- Delfa Genova, Associate Civil Engineer, Engineering and Capital Projects
- James Nagelvoort, Director, Strategic Capital Projects Department

The Task Force will be supported by Moffatt & Nichol (including sub consultants) and other City departments as necessary. The task force meetings will be initiated in the Fall of 2022 and continue through the Winter of 2023.

The Task Force's efforts will help move this project forward. Once the initial preferred project scope is developed, it will be used to initiate project design, both the CEQA and NEPA processes, grant applications for additional project funding, environmental permits, and additional community outreach. It is important to express that this is an initial effort to gather community input. Throughout the project design and environmental permitting phases additional public outreach will be conducted.

Sincerely,



James Nagelvoort, PE MBA

Director, Strategic Capital Projects Department
City of San Diego

Attachment: OB Pier Task Force List of Members Letter dated June 20, 2022

CC:

OB Pier Task Force Members

Dion Akers, Regional Government Affairs Manager, Mayor's Office

Kris McFadden, Interim DCOO

Lydia Van Note, Chief of Staff Council District 9

Venus Molina, Chief of Staff Council District 2

Andy Field, Director, Parks & Recreation

Penny Maus, Director, Real Estate & Airport Management

James Gartland, Lifeguard Chief

Rania Amen, Director, Engineering & Capital Projects

Attachment C: Task Force Events and Participation

Table C1: Task Force Participation

Date	Event Name	Participants
December 9, 2022	Task Force Meeting #1 & #2 Introductions & Kick-off	Task Force, City Staff, & Design Team
January 13, 2023	Task Force Meeting #3 Communication Strategies	Task Force, City Staff, & Design Team
January 27, 2023	Task Force Meeting #4 Project Constraints & Grant Opportunities	Task Force, City Staff, & Design Team
February 10, 2023	Task Force Meeting #5 Project Naming, Launch Plan and Outreach	Task Force, City Staff, & Design Team
March 10, 2023	Task Force Meeting #6 Project Updates & Site Visit	Task Force, City Staff, & Design Team
March 29, 2023	Task Force Meeting #6A Community Event #1 Preview	Task Force, City Staff, & Design Team
April 1, 2023	Community Event #1	Community, Task Force, City Staff, Design Team
April 12, 2023	Task Force Meeting #6B Community Event #1 Debrief	Task Force, City Staff, & Design Team
May 5, 2023	Task Force Meeting #7 Preview of Community Event #2	Task Force, City Staff, & Design Team
June 2, 2023	Task Force Meeting #8 Dry-run of Community Event #2	Task Force, City Staff, & Design Team
June 10, 2023	Community Event #2	Community, Task Force, City Staff, Design Team
August 4, 2023	Task Force Meeting #9 Unveil three Design Alternatives	Task Force, City Staff, & Design Team
August 28, 2023	Task Force Meeting #10 Preview of Community Event #3	Task Force, City Staff, & Design Team
September 9, 2023	Community Event #3	Community, Task Force, City Staff, Design Team
January 26, 2024	Task Force Meeting #11 Presentation of Preferred Design Concept	Task Force, City Staff, & Design Team
March 18, 2024	Task Force Meeting #12	Task Force & City Staff
March 26, 2024	Task Force Meeting #13 Preview of Community Event	Task Force, City Staff, & Design Team

April 6, 2024	Community Event #4	Community, Task Force, City Staff, Design Team
June 12, 2024	Task Force Meeting #14 White Paper Workshop	Task Force & City Staff