



Staff Report

TO: Board of Harbor Commissioners

FROM: John Moren, Director of Operations

THRU: James B. Pruet, General Manager

DATE: April 19, 2023

SUBJECT: Pillar Point Harbor Retail Center Replacement Project Update and Request for Direction

Recommendation/Motion:

Staff recommends the Board receive a project update from consultant Goring & Straja Architects and provide direction going forward.

Policy Implications:

Consistent with District's goal to assure the public is provided with safe, well maintained public facilities, accessible to all.

Background:

The current Pillar Point Harbor (PPH) retail center building is over 50 years old, has many challenges and is in need of complete replacement or full re-model for adaptive re-use. At Board direction, staff publicly advertised a Request for Proposal (RFP) which included a requirement for public/stakeholder outreach, during which PPH users/public input on which direction to go will be gathered. During the initial evaluation, a recommendation will be made on whether to demo the existing building and completely replace it, construct a new building at a different site within PPH, or completely remodel for adaptive re-use.

Six firms responded to the RFP, and in accordance with the RFP terms, the San Mateo County Harbor District's (District) Evaluation Committee thoroughly reviewed the responses, conducted interviews, checked references, and found the firm Goring & Straja Architects (GSA) to best meet the District's needs for this particular Project. After completing the comparative analysis and determining GSA to best meet the District's needs for this project, GSA's Bid Form/Fee Worksheet was considered and the bid price of \$541,244.00 was determined reasonable for this project scope. The Board approved entering into an agreement with GSA on May 25, 2022.

GSA has evaluated the site, considered multiple alternatives, consulted with all permitting agencies, hosted a public meeting and met with stakeholders individually. Their team are now prepared to update the Board, stakeholders and the public on project progress, explain efforts to gather ideas from the public/stakeholders/permitting agencies on multiple site alternatives, discuss challenges, show initial conceptual

renderings of the recommended site alternative, and receive direction from the Board going forward.

Summary/Recommendation:

Staff recommends the Board receive a project update from consultant Goring & Straja Architects and provide direction going forward.

Attachments:

- 1) [PPH Retail Center Replacement Project Update Presentation](#)