



Harrison Greenberg Foundation Roundhouse Aquarium Beautification and Pier and Roundhouse Exterior Improvements

May 16, 2017

Background Info - Pier Complex



- ▶ Pier structure constructed in 1920
- ▶ Roundhouse Building
 - Constructed in 1922
 - Rebuilt in 1991
 - Rehabilitated in 2002
- ▶ In 1988, the City entered into an operating agreement with the State in which the City assumed maintenance responsibilities of the Pier Complex
- ▶ Parking Revenues fund maintenance and operations of the Pier Complex

Facility Assessment Study & Foundation Grant for Aquarium



- ▶ 2013 Citywide Facility Assessment Study (FSA) – Pier and Roundhouse included
 - FSA indicates that significant work is required at these facilities
- ▶ April 2015 – Aquarium Funding
 - Nonzero\architecture design consultant retained for architectural and engineering services for Pier, Roundhouse and Comfort Station building
 - Harrison Greenberg Foundation pledges grant to fund renovation of aquarium inside Roundhouse
- ▶ July, 2016 – Tri-Party Cooperative Agreement for the Roundhouse Aquarium Renovation Project
 - (City, Harrison Greenberg Foundation and Oceanographic Teaching Stations)

City Scope of Work – Pier and Roundhouse Building



- ▶ Repair stucco and paint exterior of Roundhouse (anti-graffiti coating)
- ▶ Replace all exterior doors, shutters and hardware
- ▶ Repair roofing and replace Cupola on the Roundhouse
- ▶ Replace potable water, fire protection and sewer pipelines
- ▶ Replace wiring for electrical power utility
- ▶ Install low voltage services for security and emergency telephone system on the Pier
- ▶ Install Life Ring Cabinet on the Pier
- ▶ Install gutters and downspouts (matching fascia color)
- ▶ Install fish cleaning stations at west end of pier

Tri-Party Scope of Work – Roundhouse Aquarium



- ▶ Complete interior remodel and reconfigure of aquarium, concession space and men's & women's restrooms
- ▶ Enhance the architecture, exhibit designs and provide interactive elements
- ▶ Provide smaller, temporary aquarium at base of pier during construction
- ▶ Provide temporary housing at other nearby aquaria for remaining aquarium animals

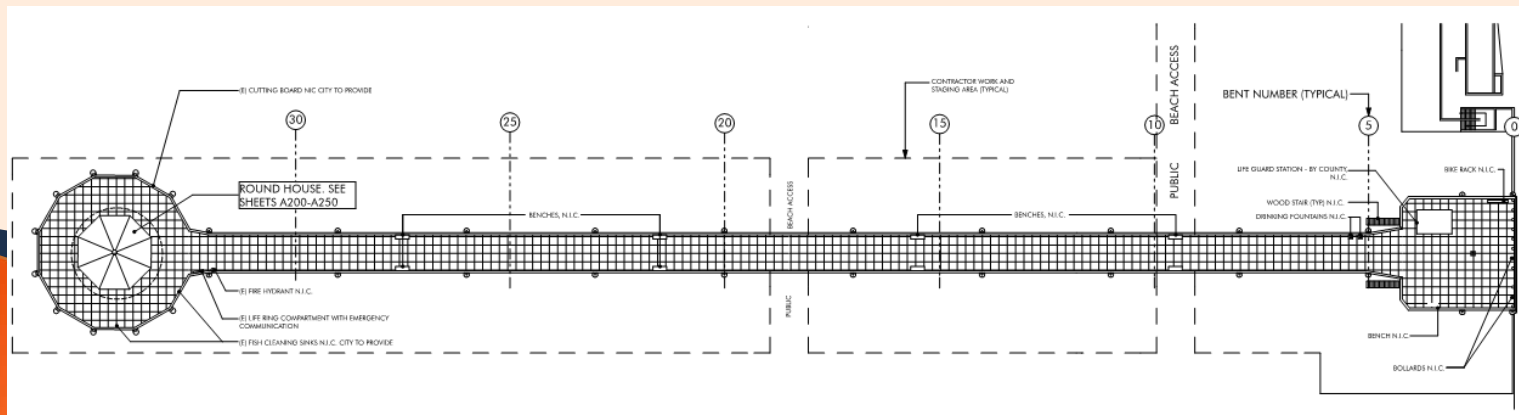
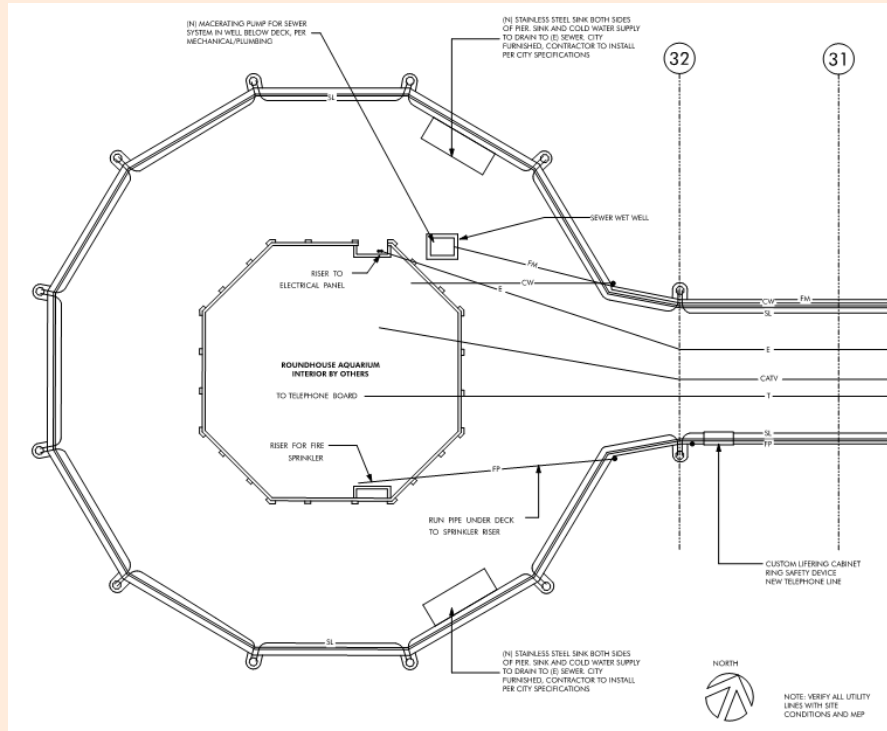


Project Design Update

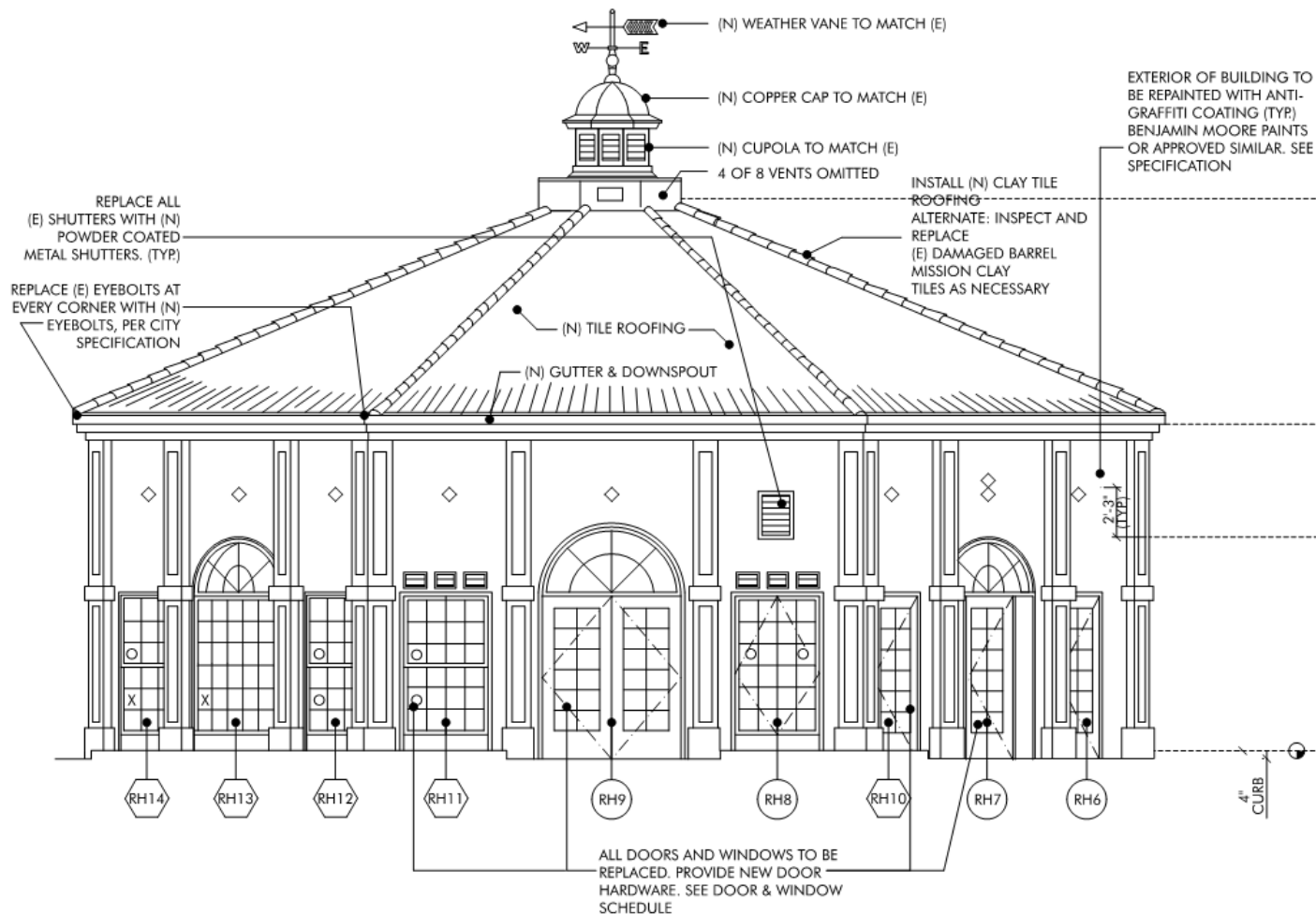
- ▶ Design Contract with Cambridge Seven Associates for Roundhouse Aquarium Design Services Awarded February 21, 2017
- ▶ Amendment No. 2 with Nonzero\architecture for Pier and Roundhouse exterior improvements design services approved on February 21, 2017
- ▶ Design Workshop conducted March 7-9, 2017
- ▶ Pier & Roundhouse Exterior Improvements design kickoff meeting March 21, 2017



Preliminary Design Pier & Roundhouse Exterior Improvements



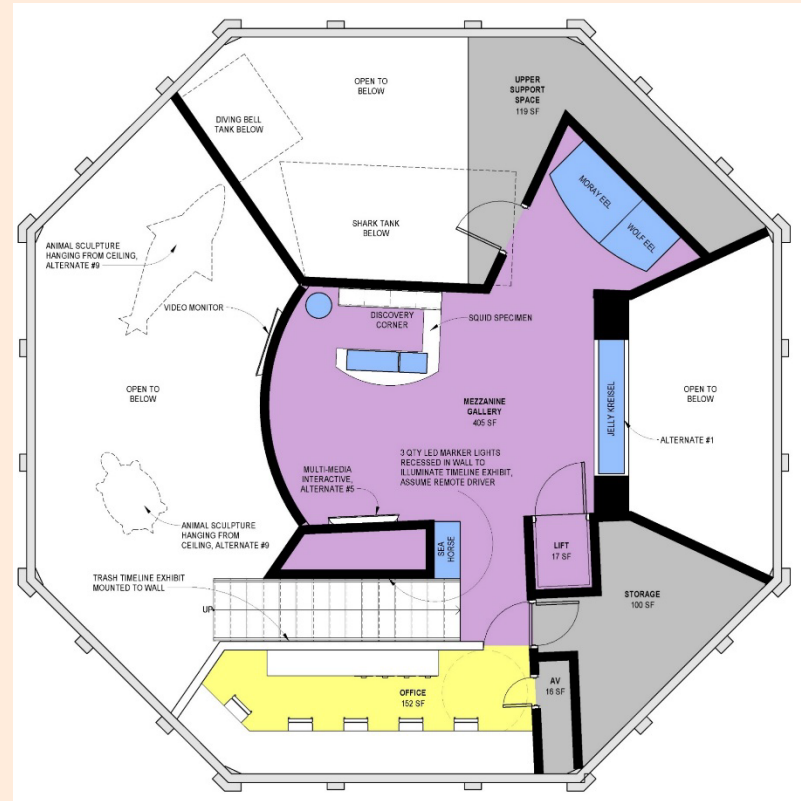
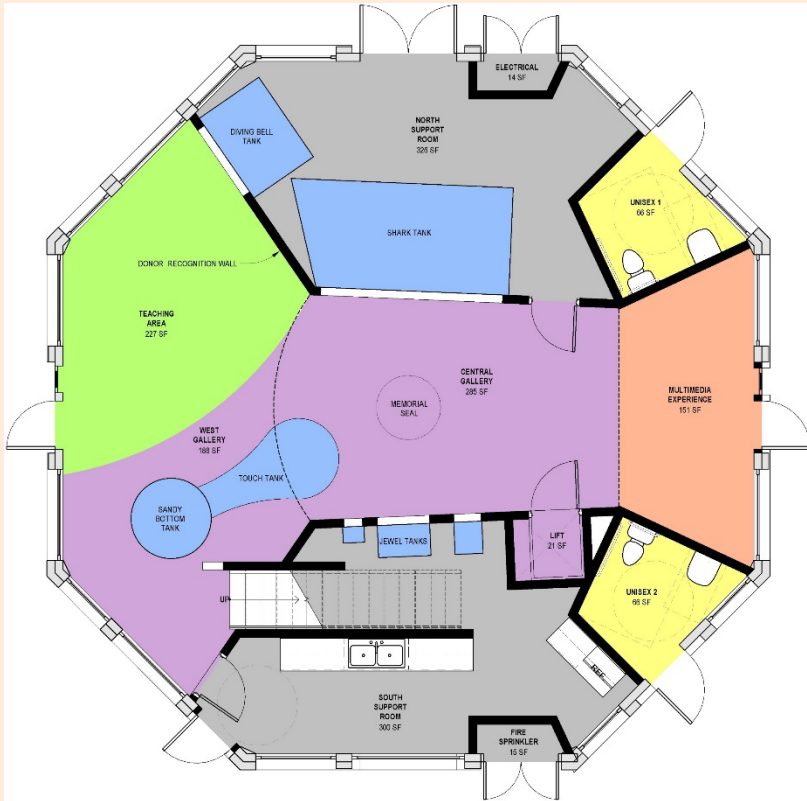
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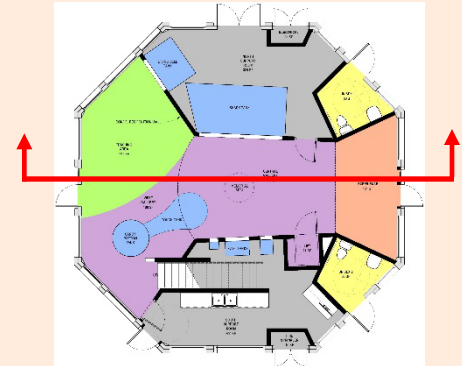
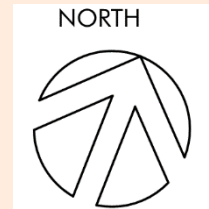
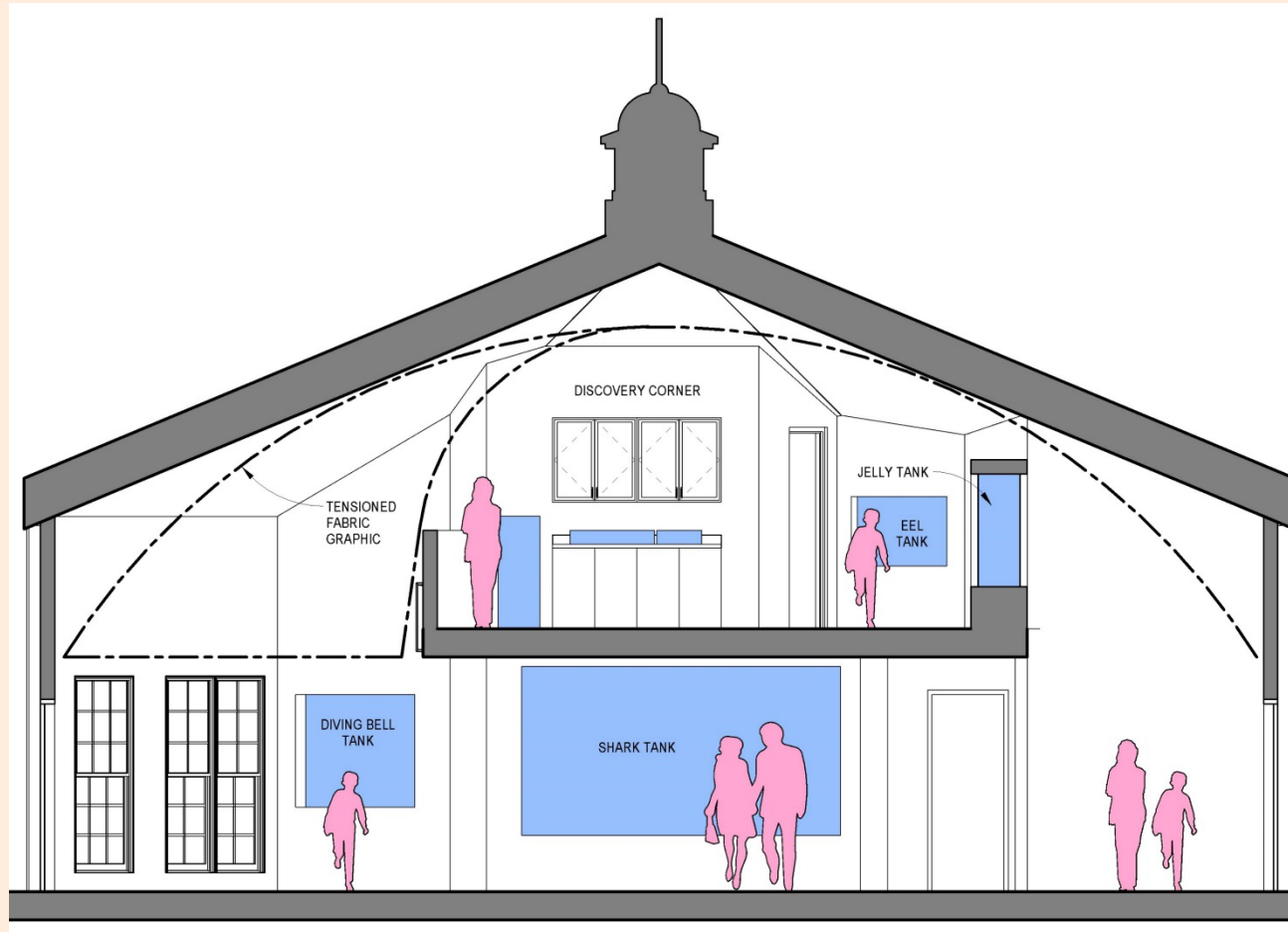
Preliminary Design

Harrison Greenberg Foundation

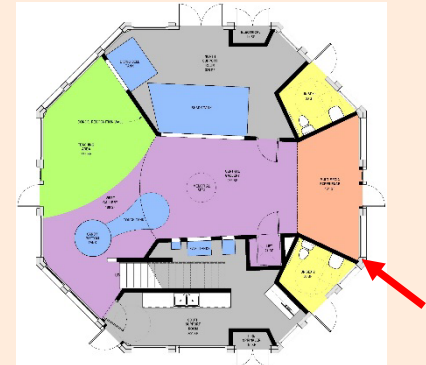
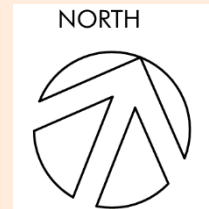
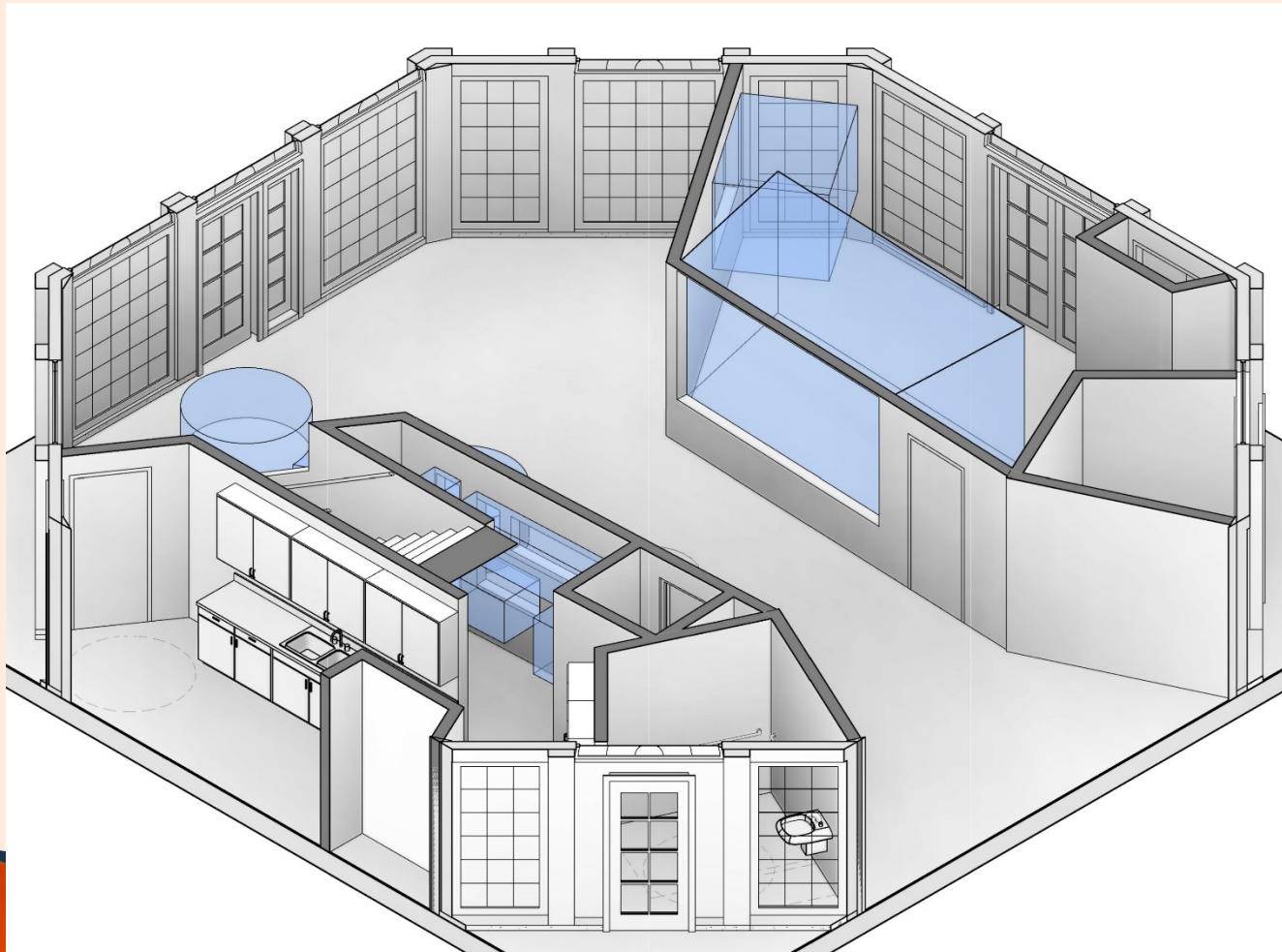
Roundhouse Aquarium Beautification



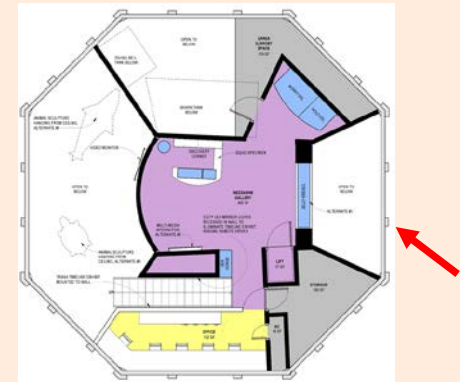
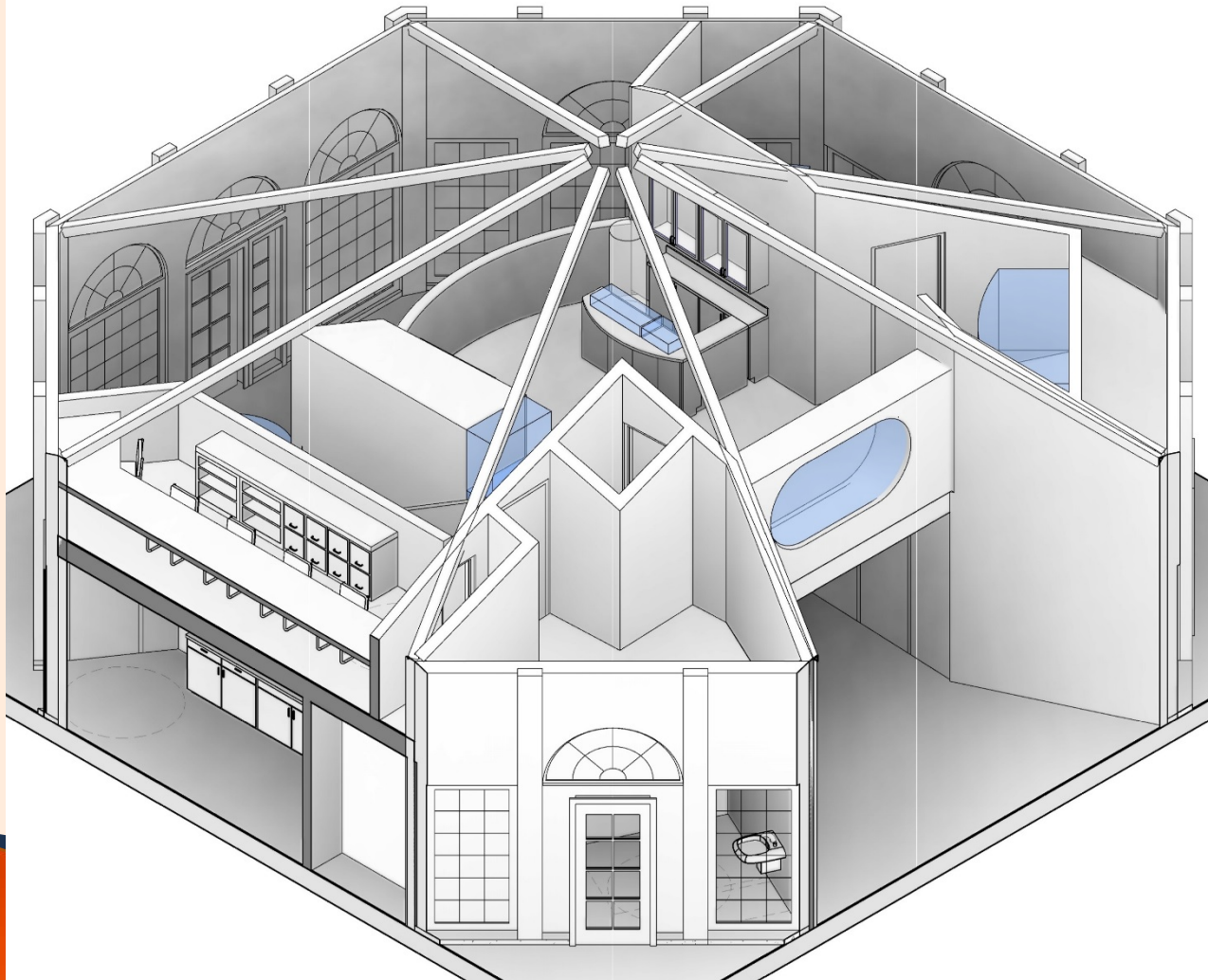
Preliminary Design Harrison Greenberg Foundation Roundhouse Aquarium Beautification



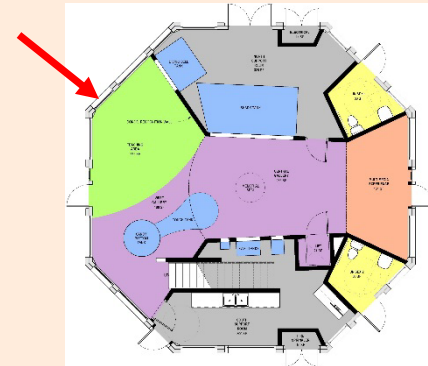
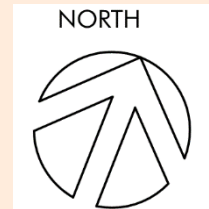
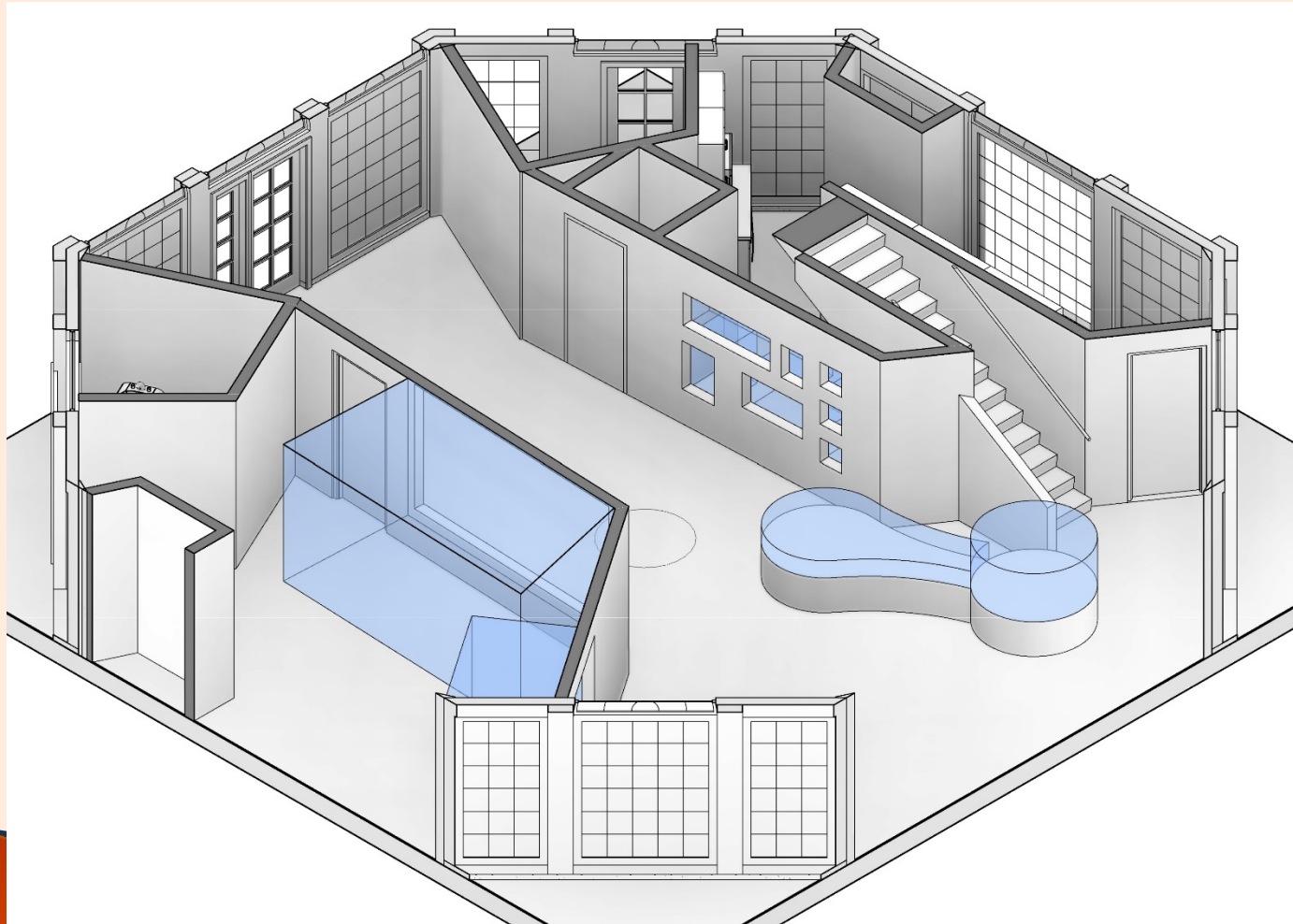
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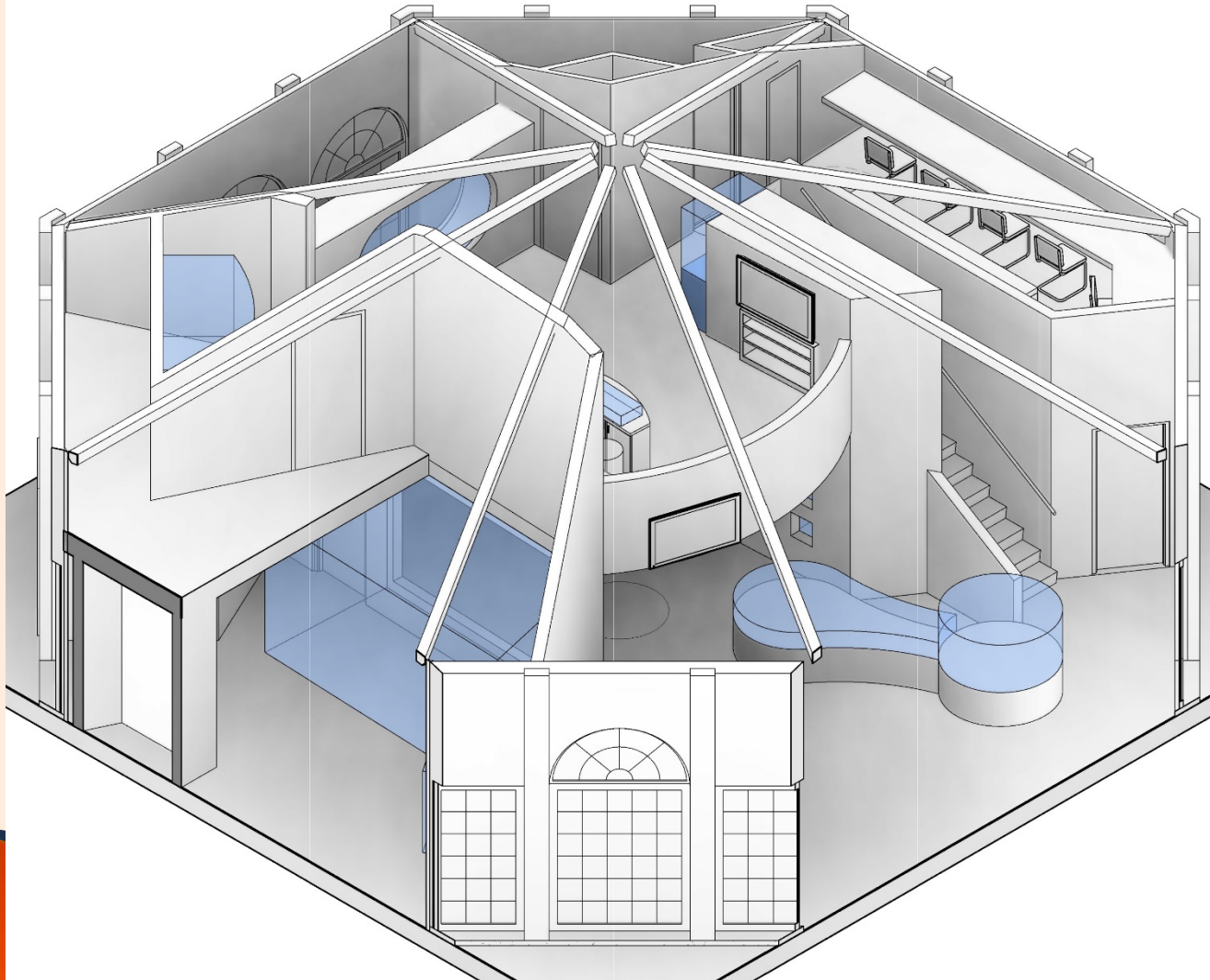
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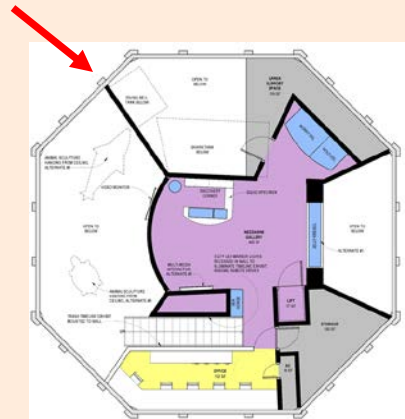
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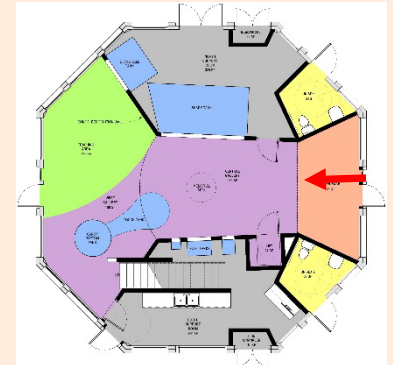
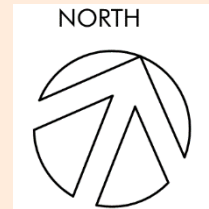
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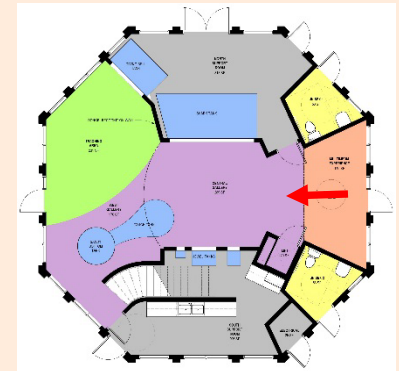
NORTH



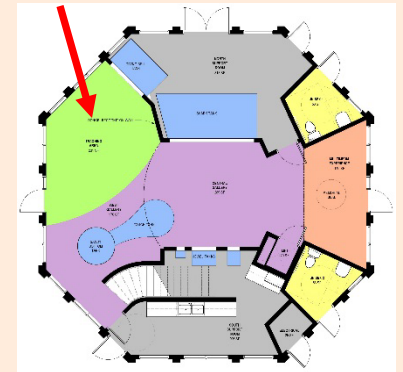
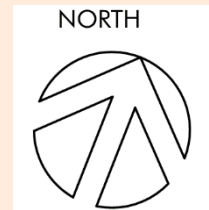
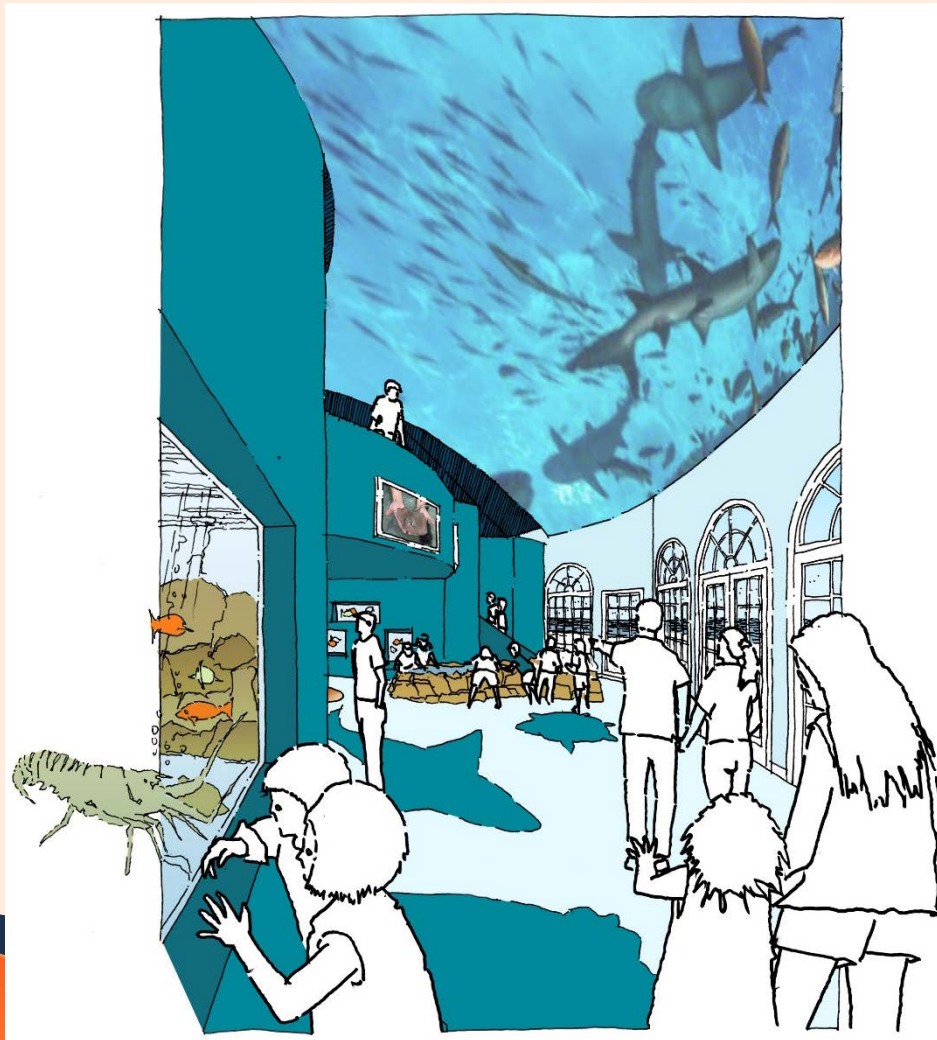
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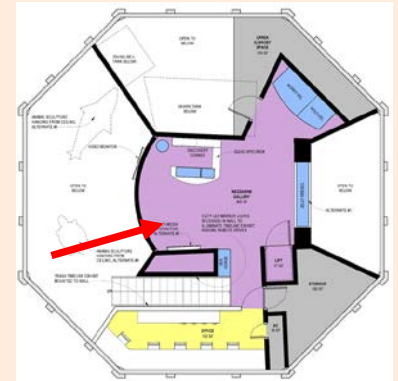
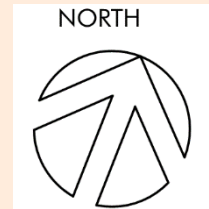
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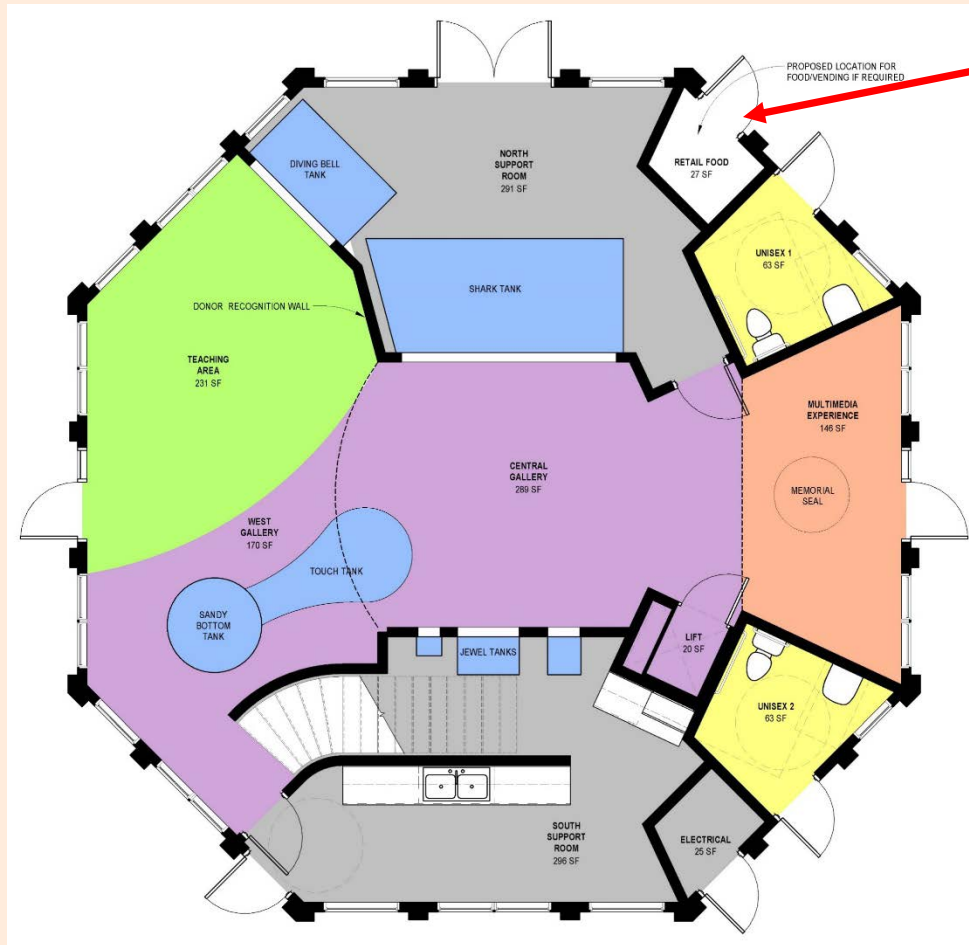
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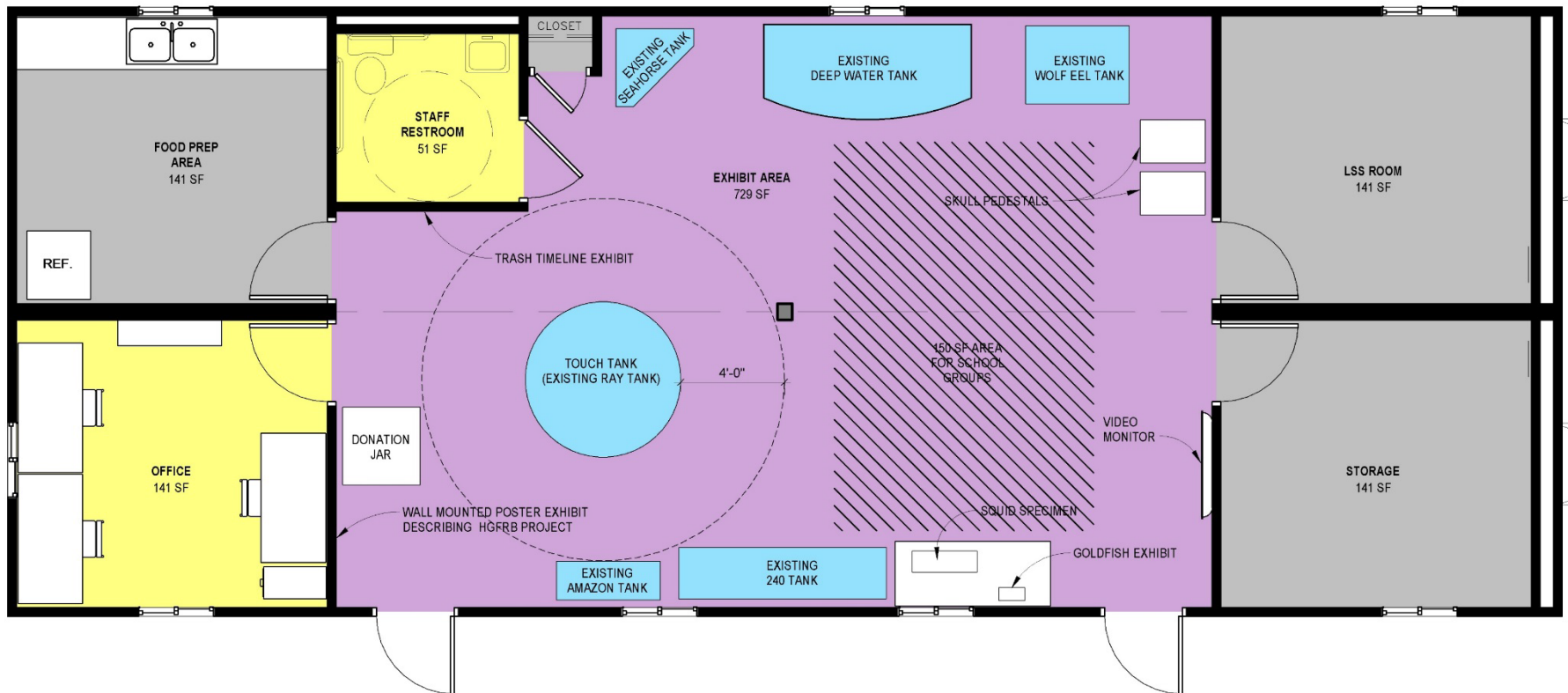
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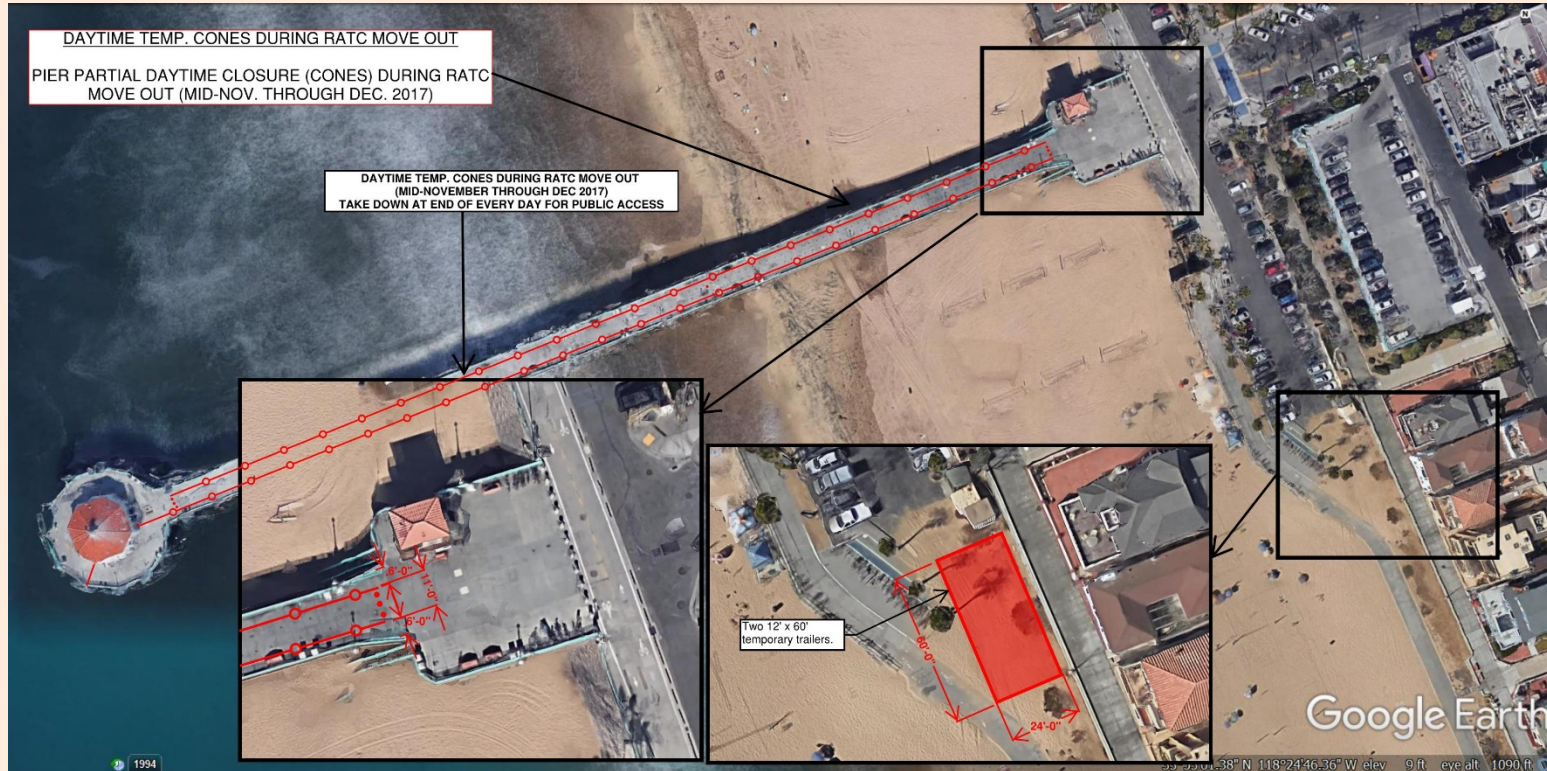
Preliminary Design Harrison Greenberg Foundation Roundhouse Aquarium Beautification



Preliminary Design Construction Phasing Temporary Aquarium



Preliminary Design Construction Phasing Temporary Aquarium



Preliminary Design Construction Phasing No Construction Yard in Parking Lot Full Pier Outage



NORTH



Preliminary Design Construction Phasing Construction Yard in Parking Lot Partial Pier Outage (Phases 1 & 2)



NORTH



Preliminary Design Construction Phasing Construction Yard in Parking Lot Partial Pier Outage (Phases 3 & 4)



NORTH



OPTION 2: LAYDOWN AREA IN SOUTH PIER PARKING LOT

PHASE 3: CLOSURE OF SE QUADRANT OF PIER
DURING CONSTRUCTION (MARCH - APRIL 2018)

NE QUADRANT OF PIER FOR THROUGH TRAFFIC
ONLY. LOITERING AND FISHING PROHIBITED.

W PORTION OF THE PIER OPEN TO THE PUBLIC

CLOSURE OF SE QUADRANT OF PIER

CONTRACTOR'S LAYDOWN AREA. NO PARKING.

PORTION OF PIER CLOSED FOR
DURATION OF CONSTRUCTION
(JAN. - MAY 2018)





Proposed Project Timeline

- ▶ Preliminary Design and Entitlements: March – July, 2017
- ▶ Preparation of Construction Documents for Bidding: July – September, 2017
- ▶ Coastal Commission Hearing for Coastal Development Permit: June – September (Application Submitted April 24, 2017)
- ▶ Bidding Phase: September – October, 2017
- ▶ Establish Temporary Facilities and Aquarium Move-Out: November – December, 2017
- ▶ Construction Phase: January – May, 2018
- ▶ Project Complete: June, 2018

