



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

August 1, 2017

Background Info - Pier Complex



- ▶ Pier constructed between 1917 – 1920
- ▶ Roundhouse Building
 - Constructed in 1921
 - Rebuilt in 1992
 - 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
- ▶ Pier Parking Lot Revenues fund maintenance and operations of the Pier Complex



Facility Assessment Study & Foundation Grant for Aquarium



- ▶ 2013 – Citywide Facility Assessment Study (FSA) including Pier and Roundhouse
 - FSA indicated that significant work is required at these facilities
- ▶ April 2015 – Aquarium Funding
 - Pier, Roundhouse and Comfort Station proposed CIP project
 - Harrison Greenberg Foundation pledges grant to fund complete renovation of aquarium inside Roundhouse
- ▶ July, 2016 – Tri-Party Cooperation Agreement for the Roundhouse Aquarium Renovation Project
 - (City, Oceanographic Teaching Stations and Harrison Greenberg Foundation)

Tri-Party Scope of Work – Roundhouse Aquarium



- ▶ Complete interior remodel / reconfigure aquarium, concession space and public restrooms
- ▶ Enhance architecture, exhibit designs and interactive elements
- ▶ Provide smaller, temporary aquarium at base of pier during construction
- ▶ Provide temporary housing at other nearby aquaria for remaining aquarium animals
- ▶ Pursuant to preferred conceptual design approved on May 16, 2017, eliminate concession space to optimize aquarium design

Project Design Update



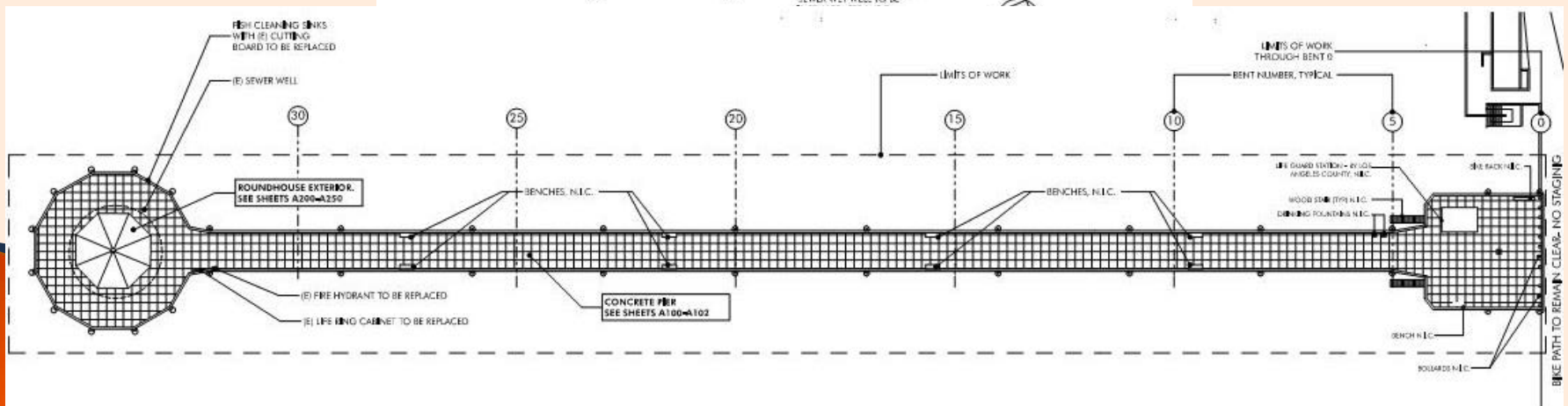
- ▶ Design contracts approved on February 21, 2017
 - Cambridge Seven Associates for Roundhouse Aquarium Design
 - Nonzero Architecture for Pier and Roundhouse exterior improvements
- ▶ Design Workshops conducted in March, May, June and July, 2017
- ▶ City Council Approved Conceptual / Schematic Design on May 16, 2017
- ▶ Roundhouse Aquarium, Pier & Roundhouse Exterior Improvements designs at 95%



City Scope of Work – Pier and Roundhouse Building



- ▶ Replace potable water, fire protection and sewer pipelines
- ▶ Install life ring cabinet / emergency call box on the Pier
- ▶ Install 2 fish cleaning sink stations at west end of pier
- ▶ Replace mission tile roof and cupola on the Roundhouse
- ▶ Replace all exterior doors, windows, shutters, louvers, etc.
- ▶ Repair stucco and paint exterior of Roundhouse (anti-graffiti coating)
- ▶ Replace wiring for electrical power utility
- ▶ Replace security cameras on the Roundhouse



Final Draft Design Pier Utilities Replacements



Under Pier
Roundhouse



Under Base
of Pier



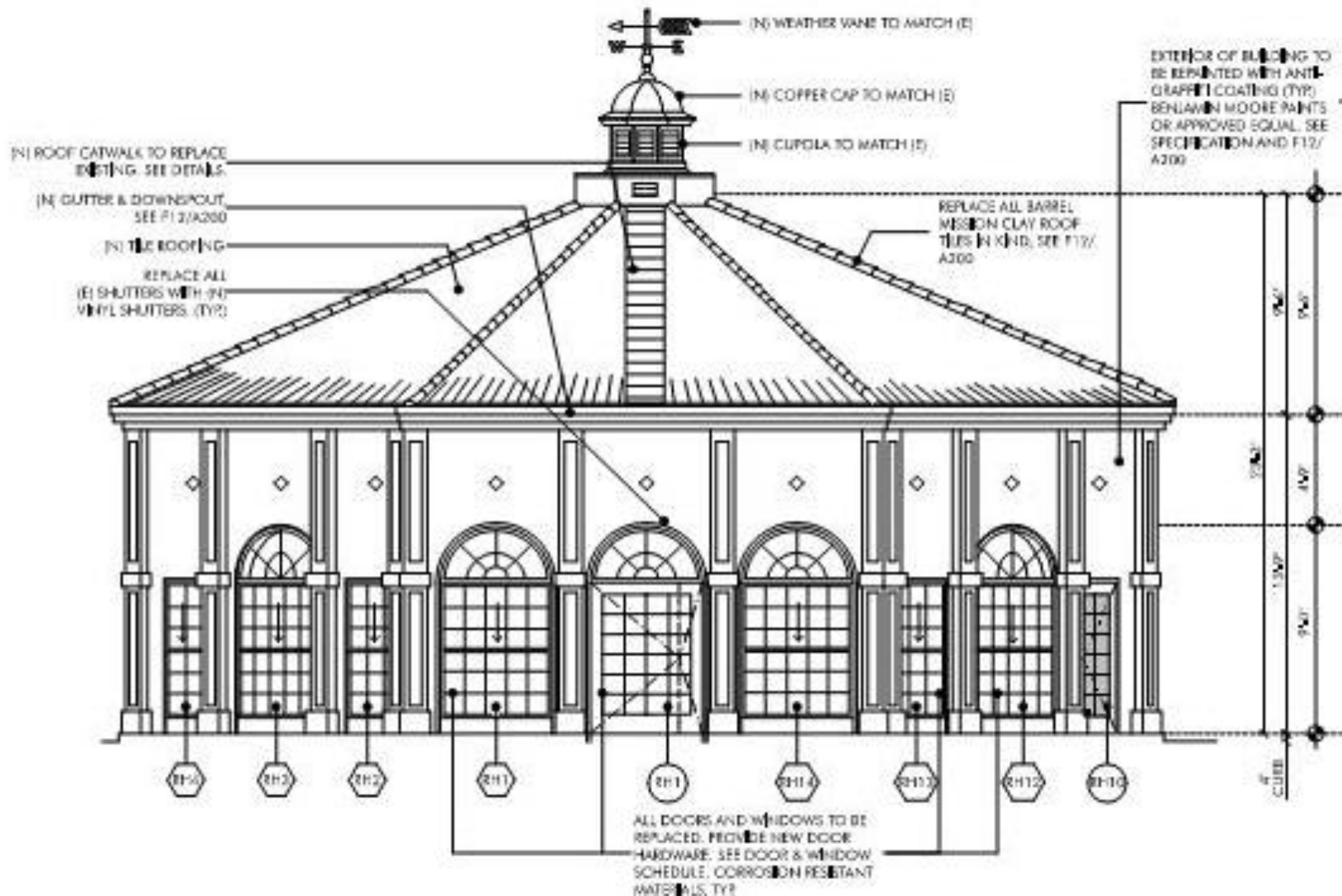
North Side
Pier Utilities



South Side
Pier Utilities



Final Draft Design Roundhouse Exterior



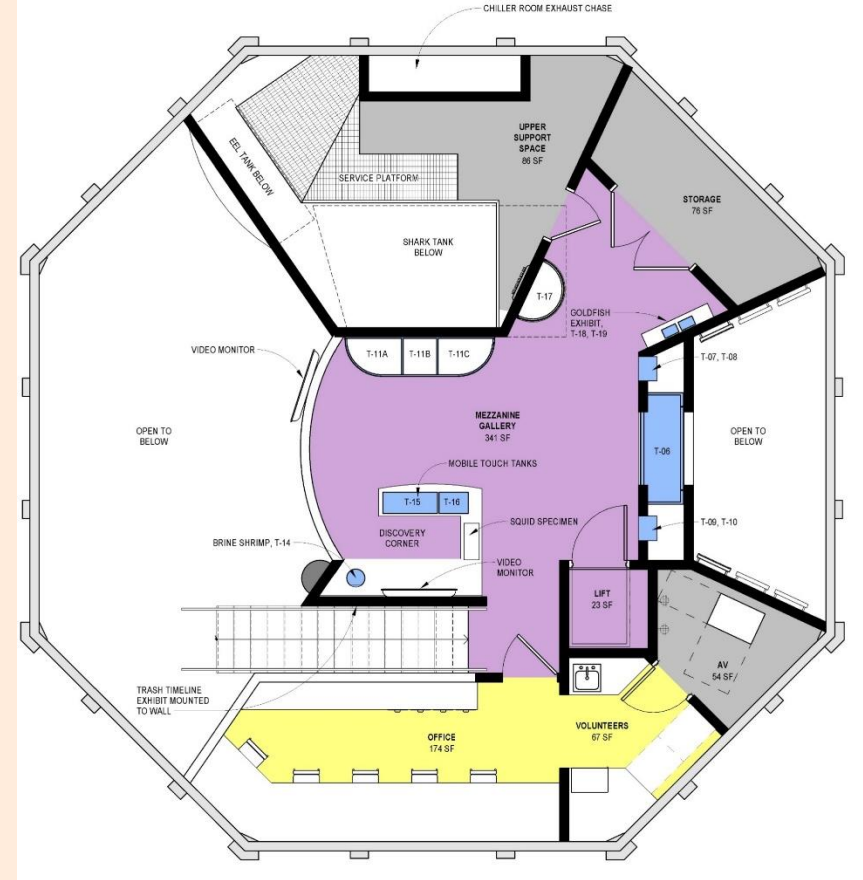
Final Draft Design Roundhouse Exterior



Final Draft Design

Harrison Greenberg Foundation

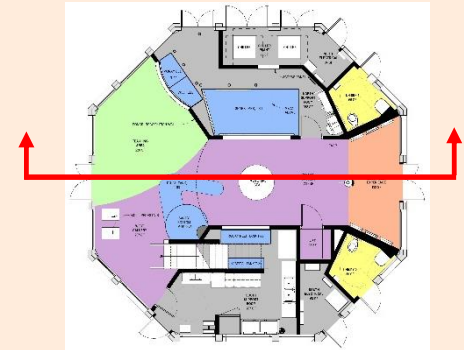
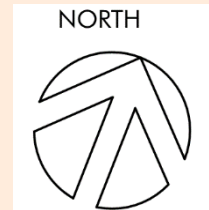
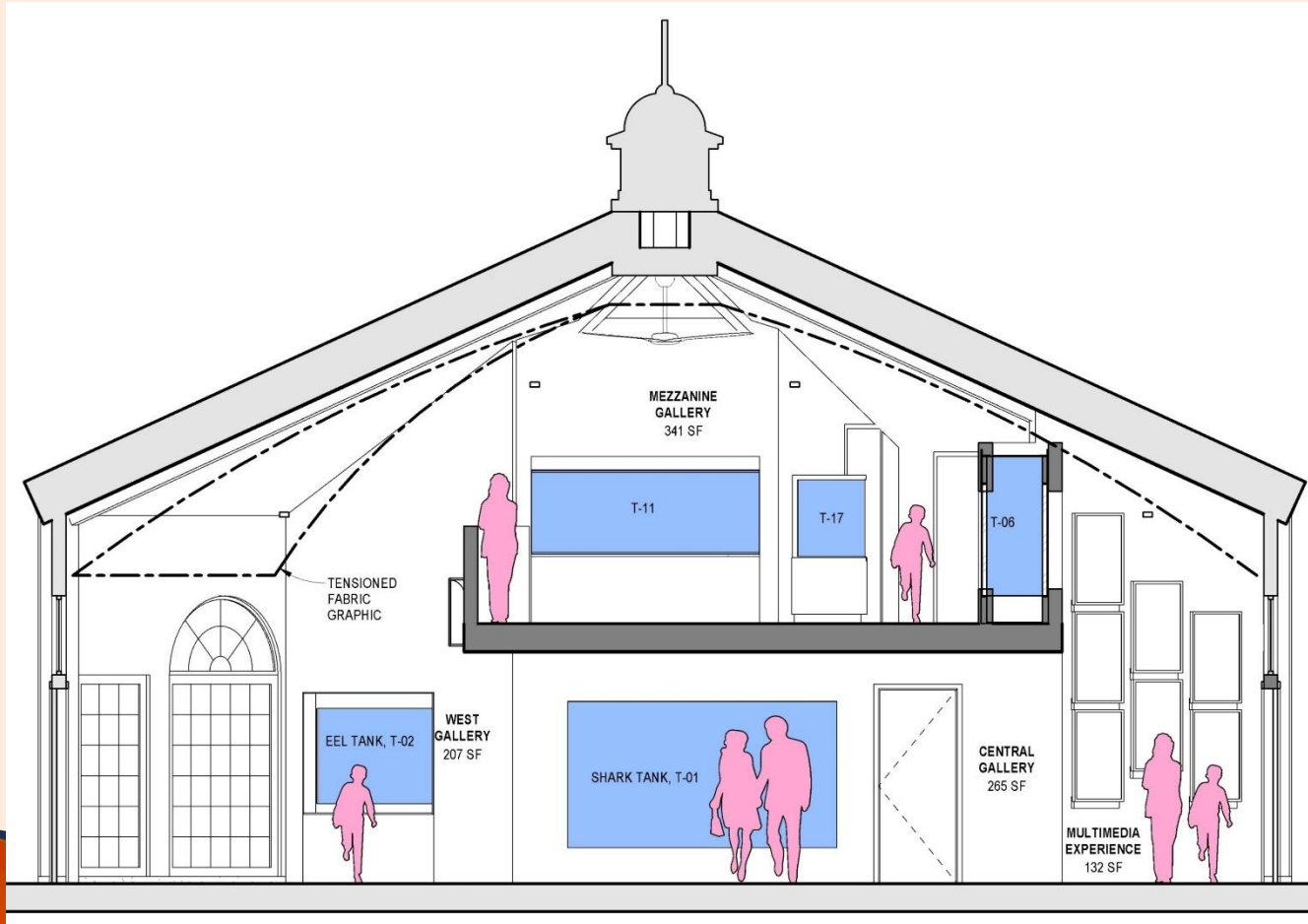
Roundhouse Aquarium Beautification



Final Draft Design

Harrison Greenberg Foundation

Roundhouse Aquarium Beautification



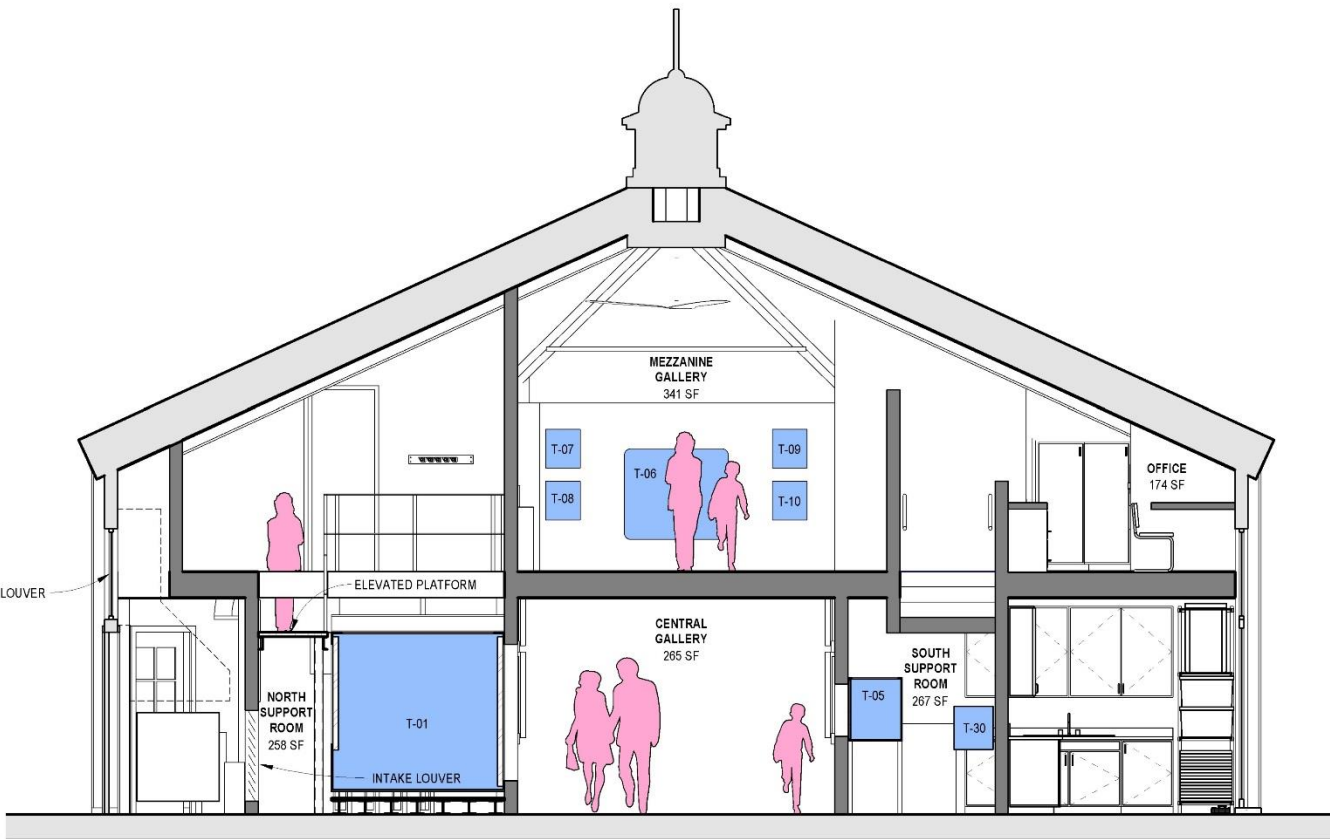
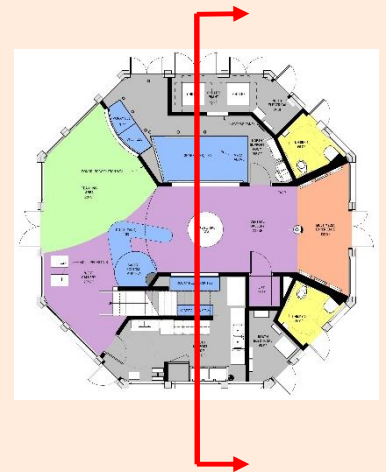
Final Draft Design

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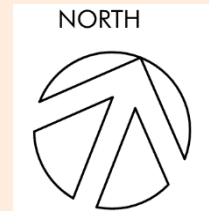
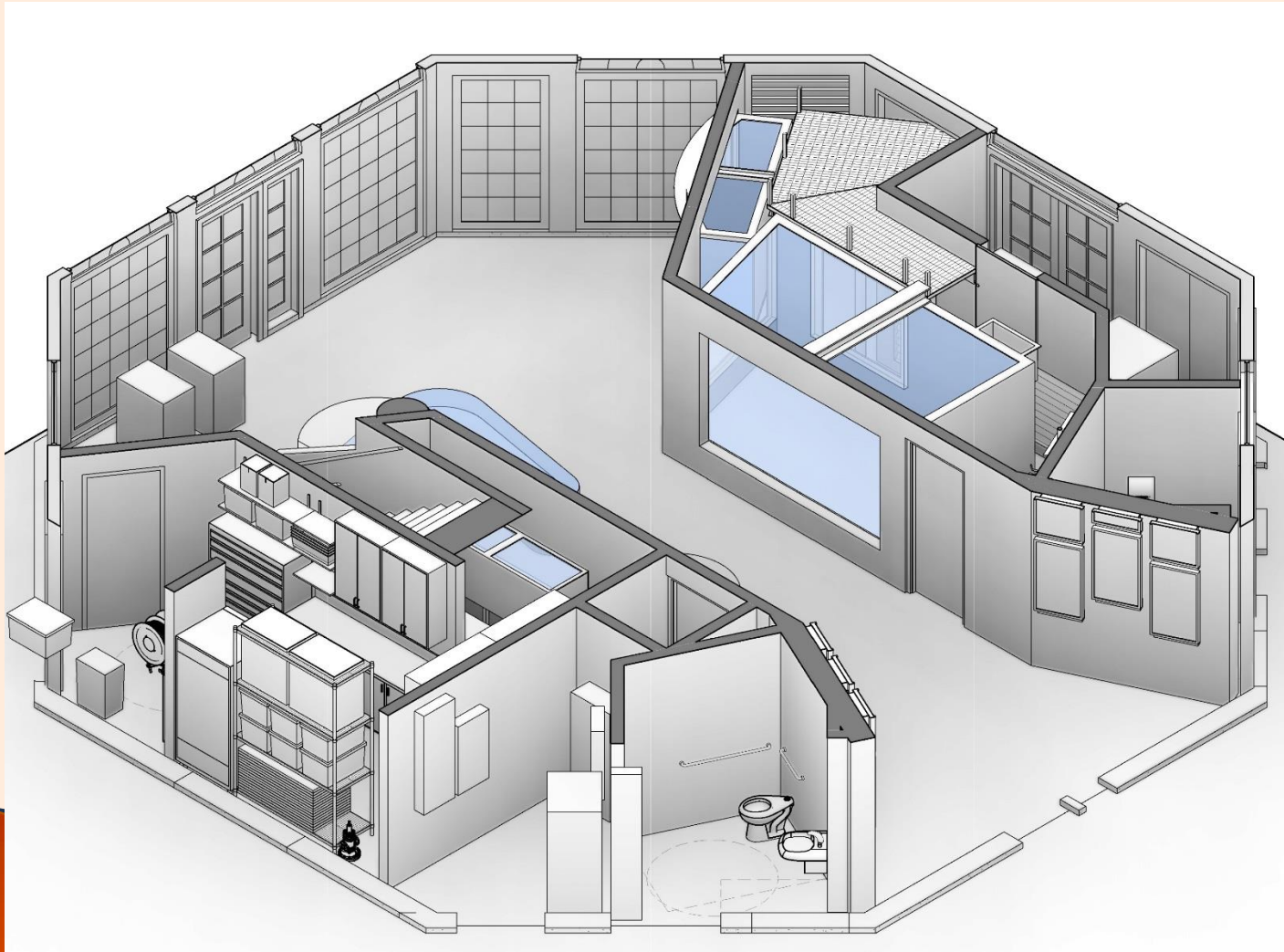
Roundhouse Aquarium Beautification



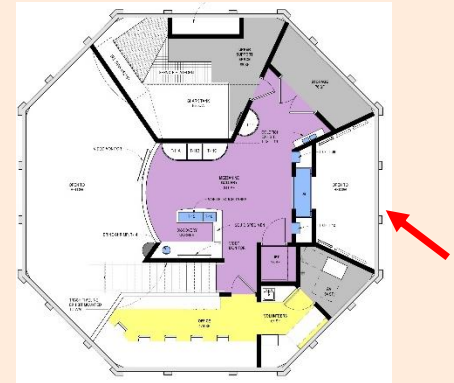
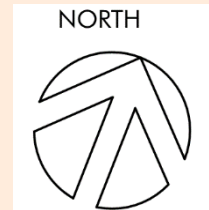
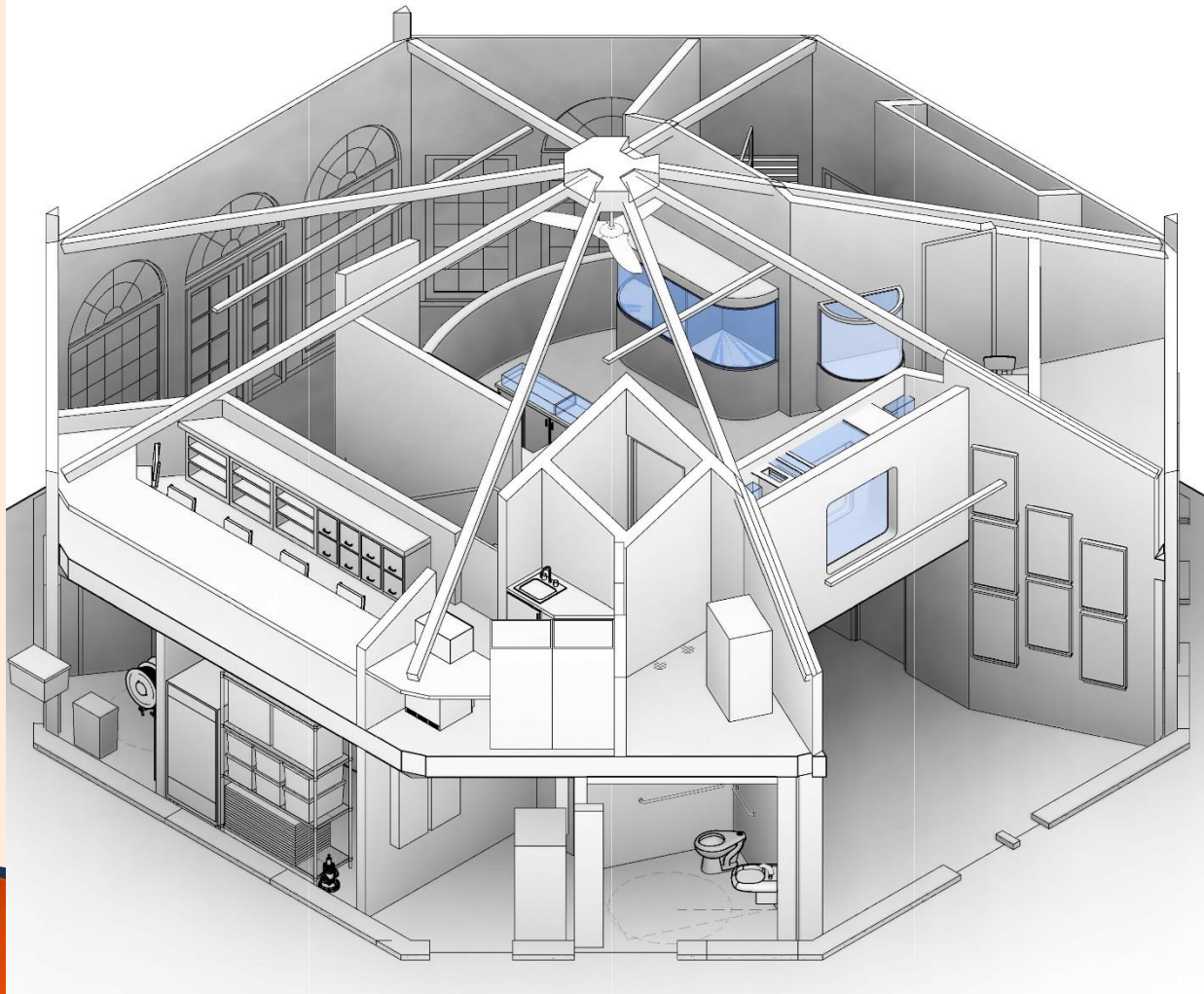
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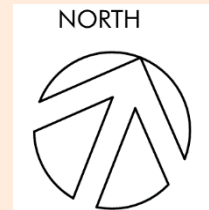
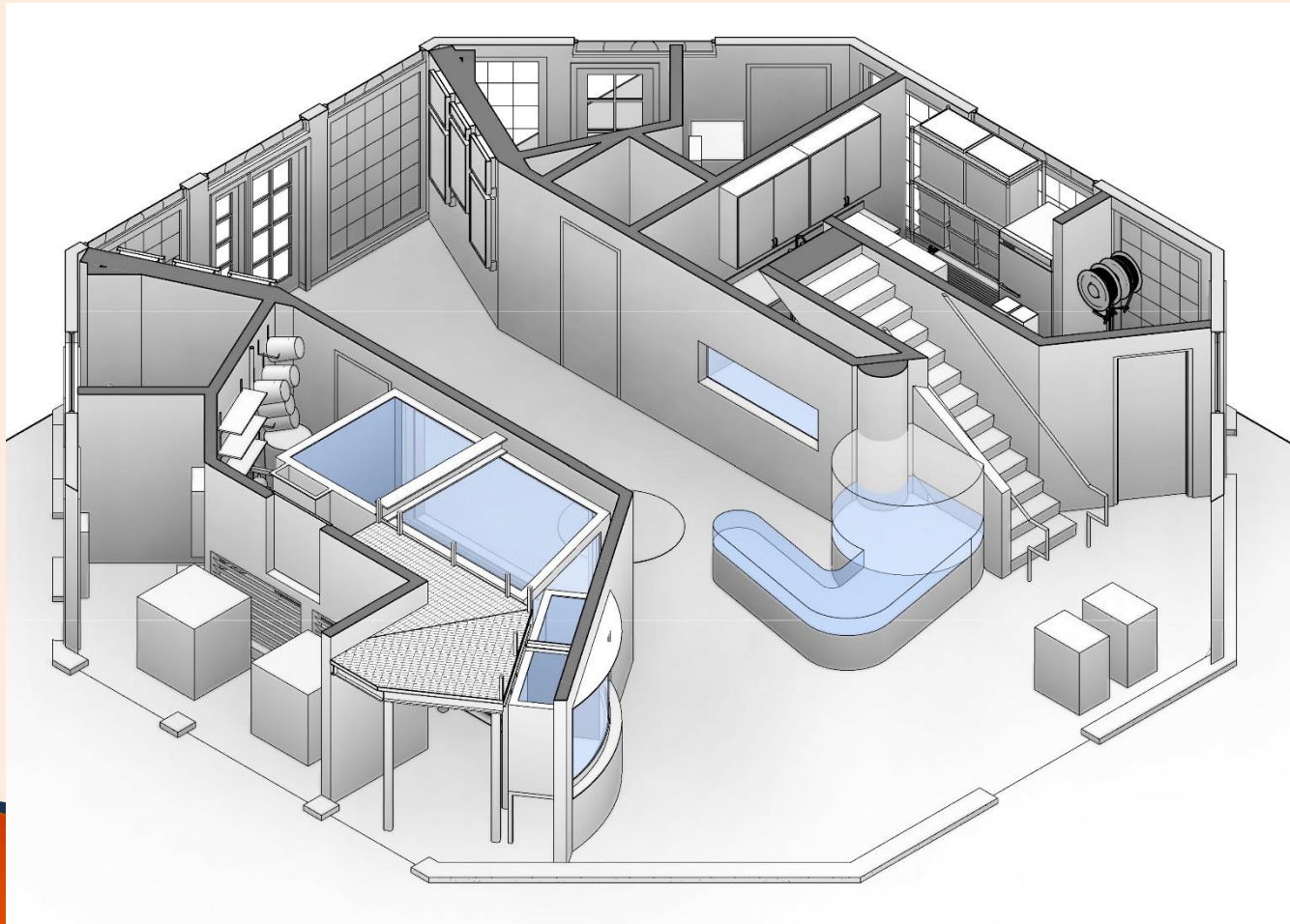
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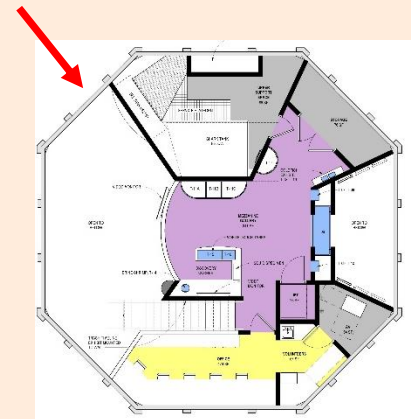
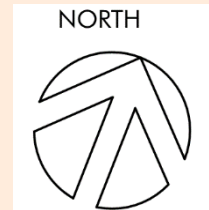
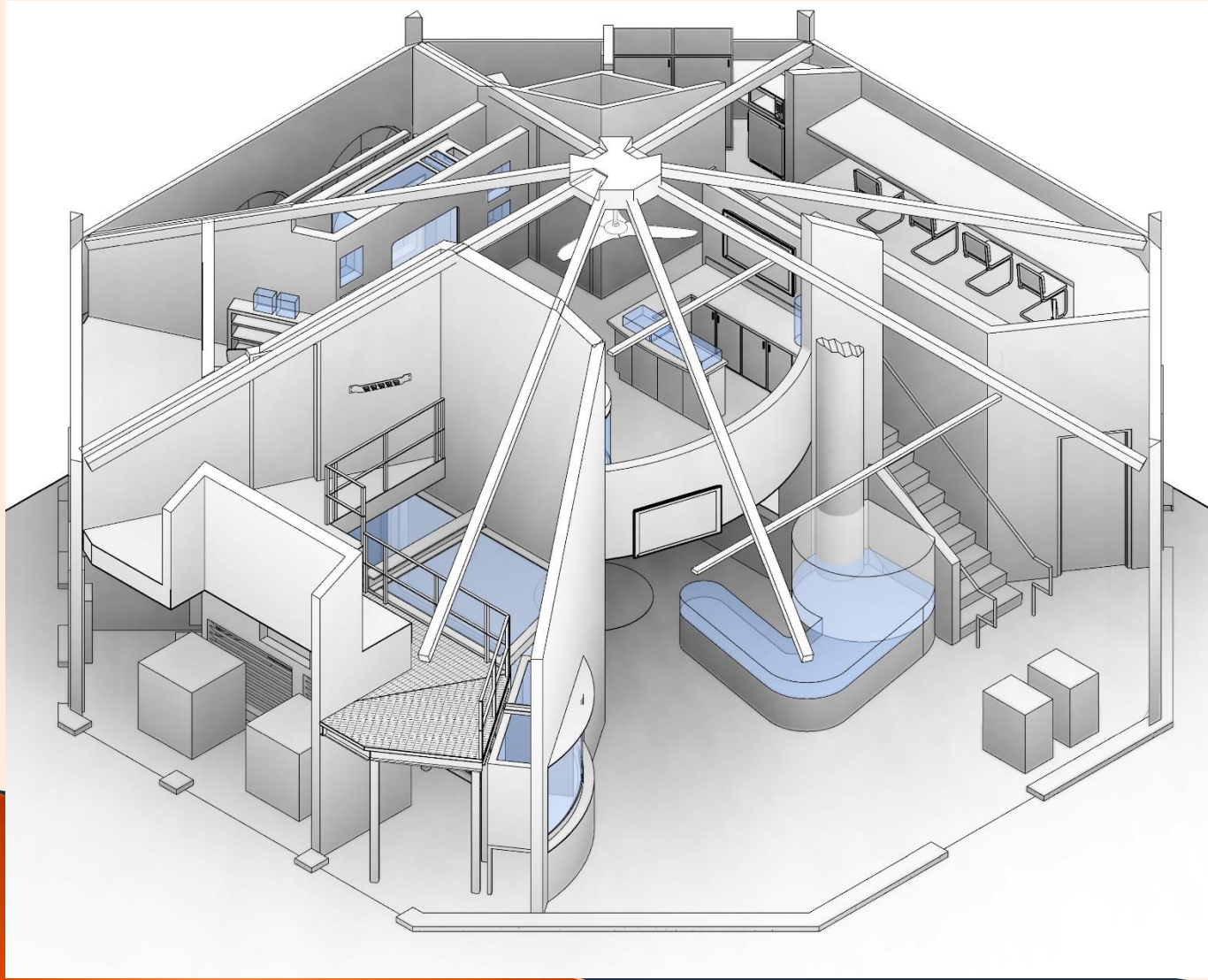
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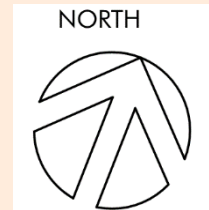
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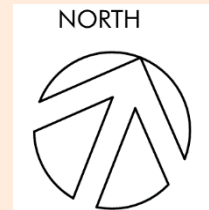
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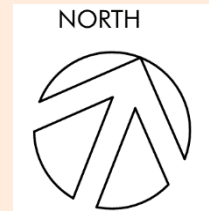
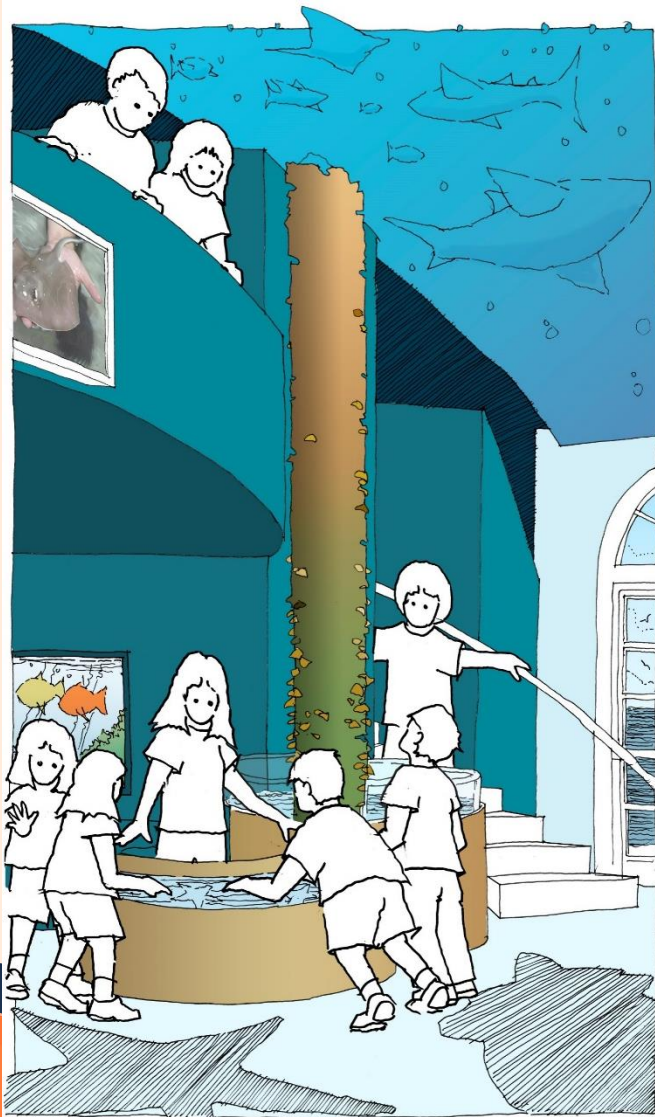
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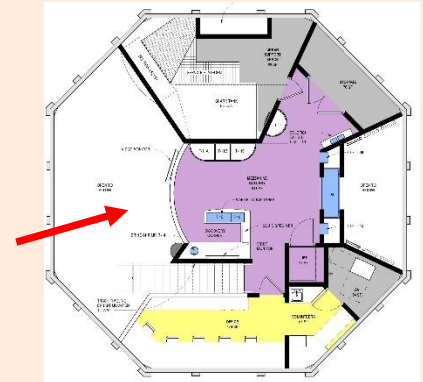
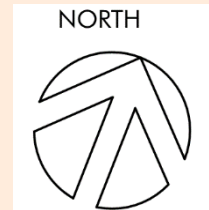
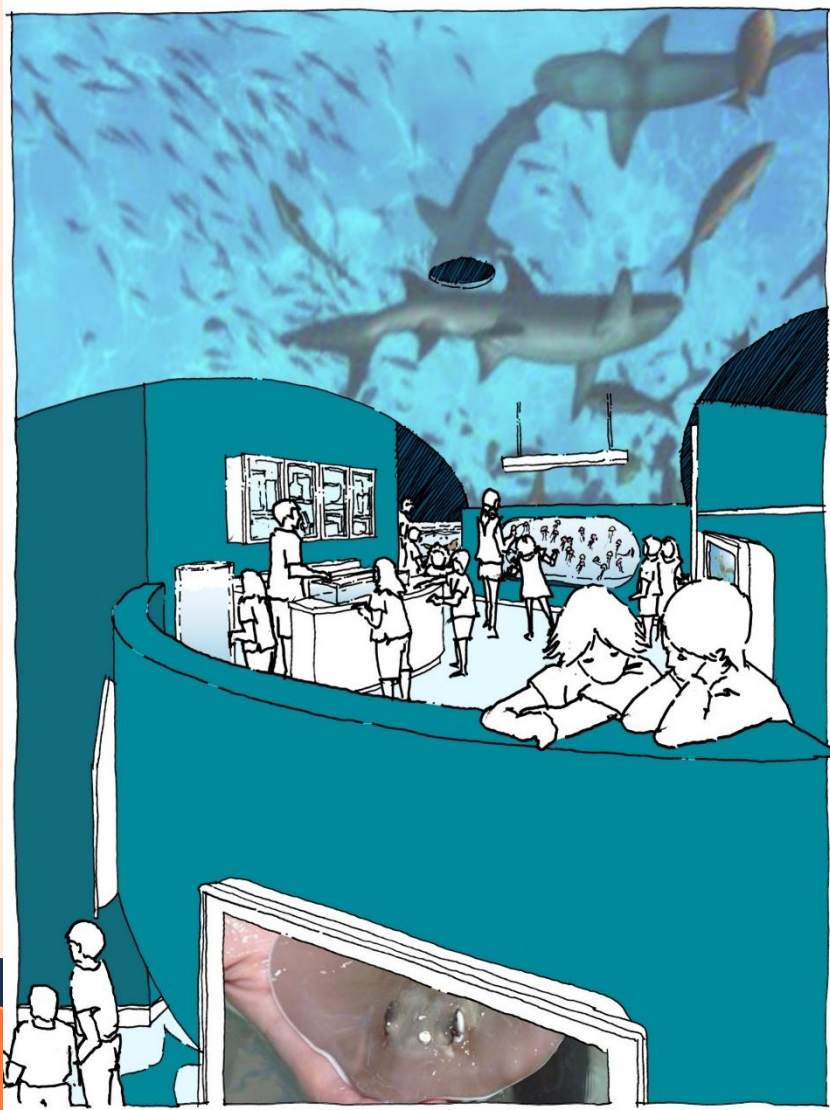
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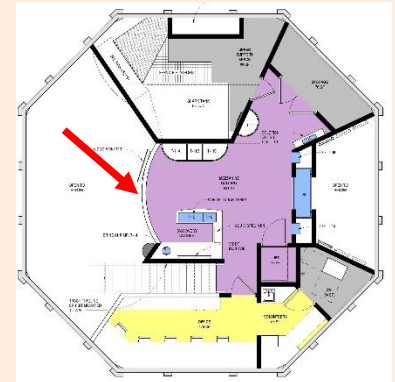
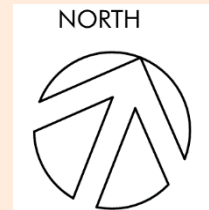
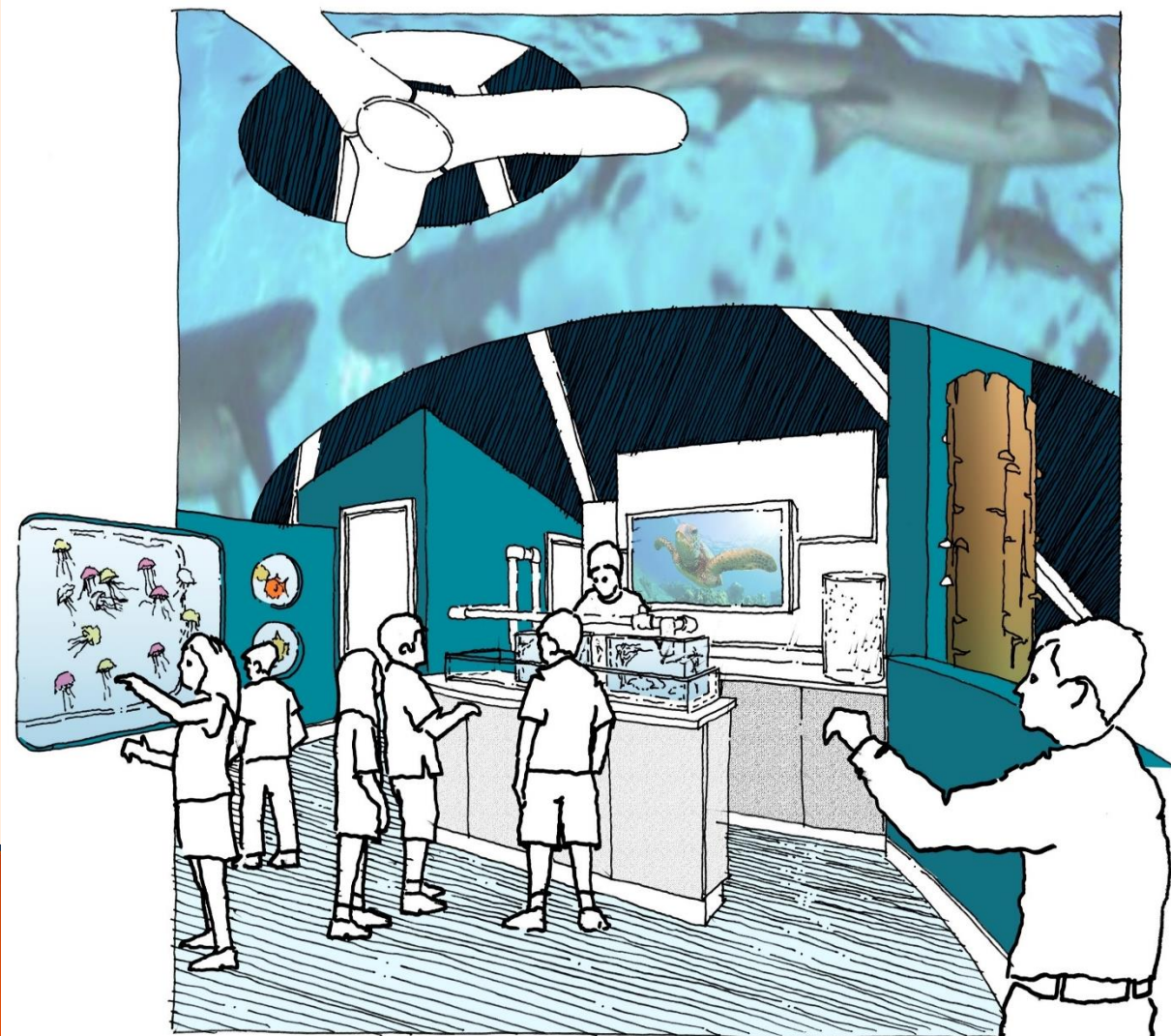
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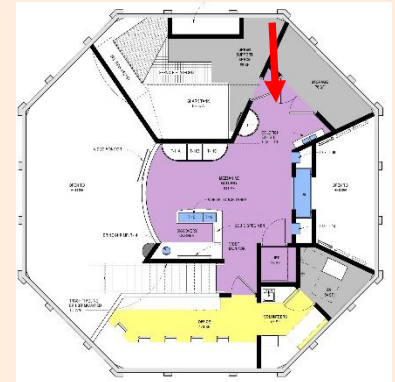
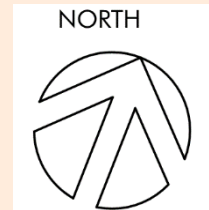
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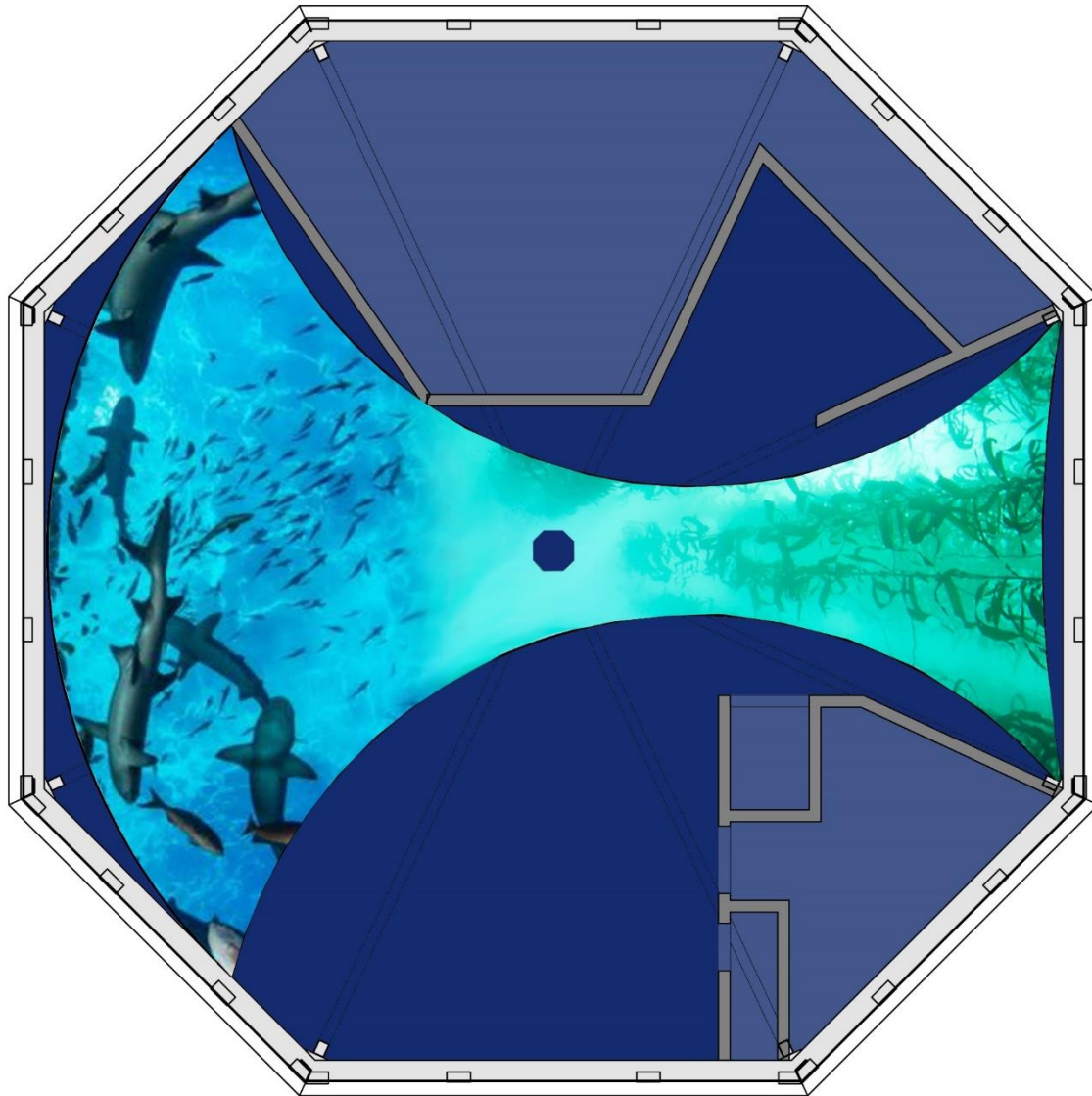
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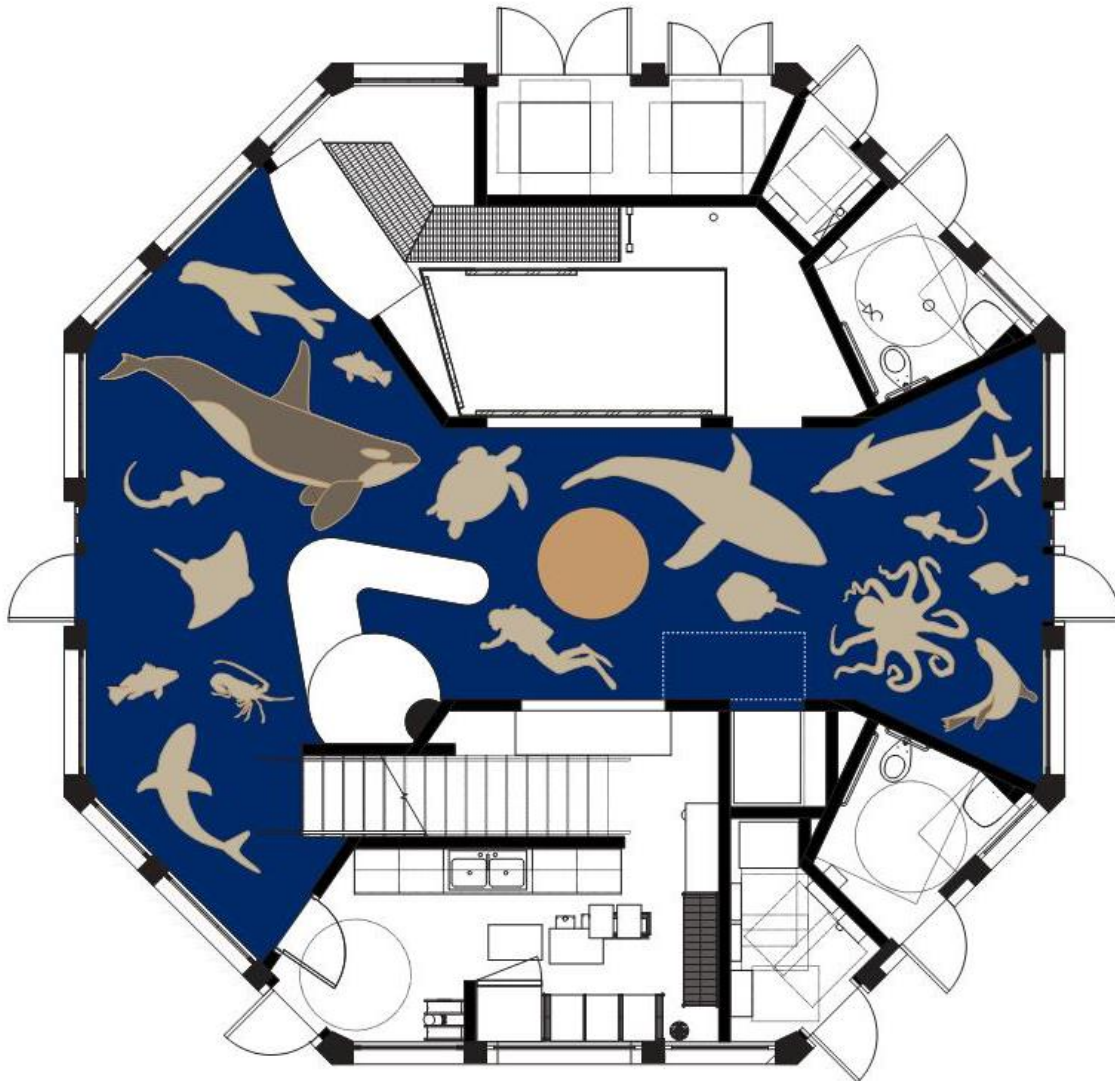
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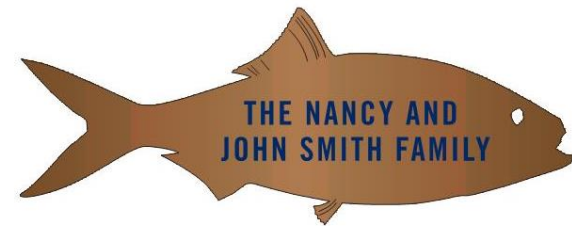
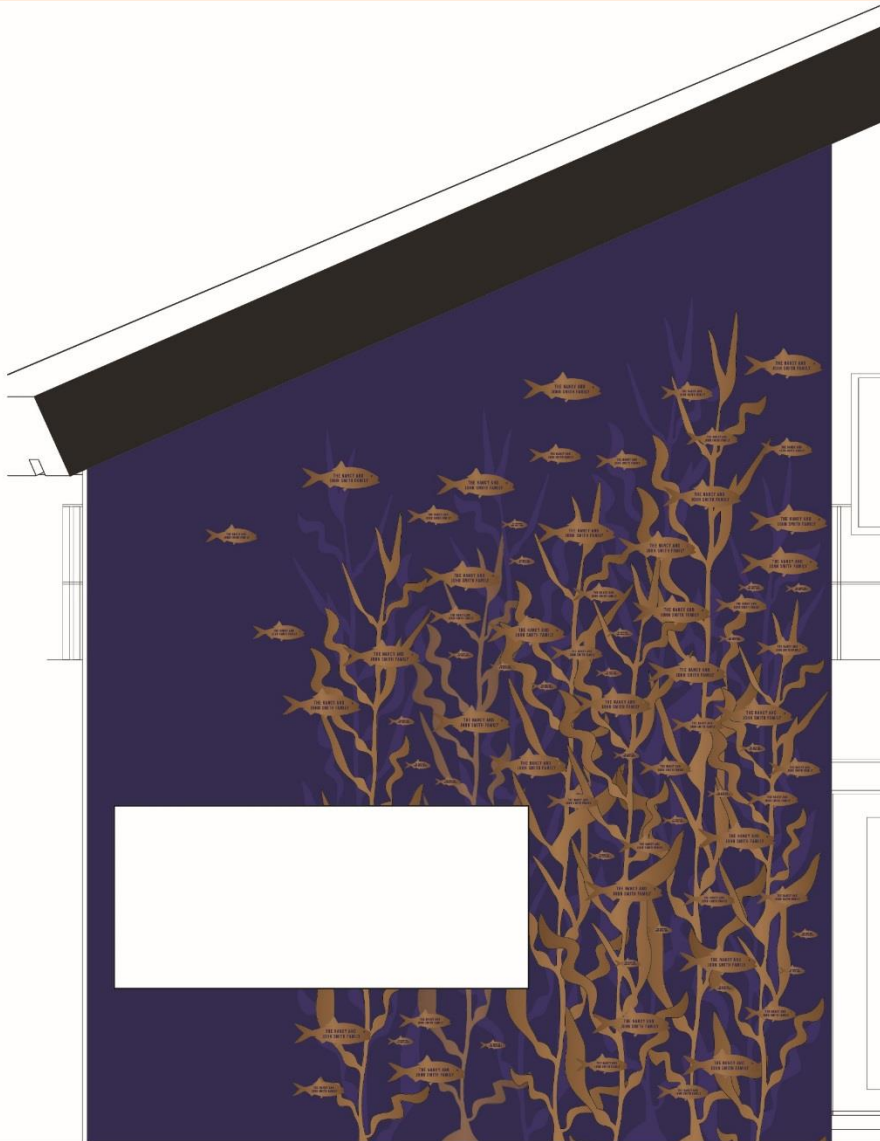
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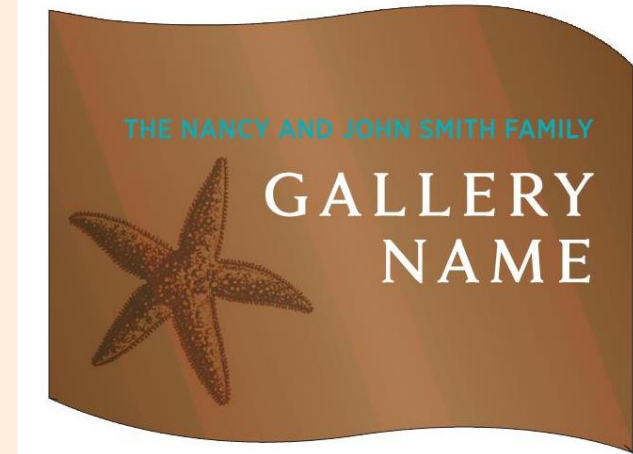
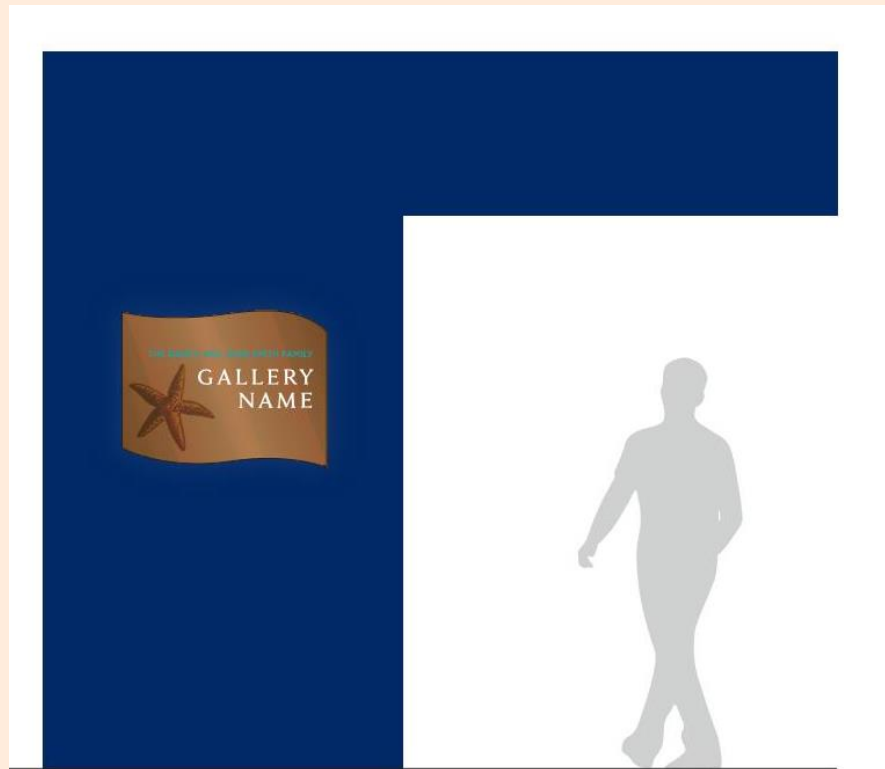
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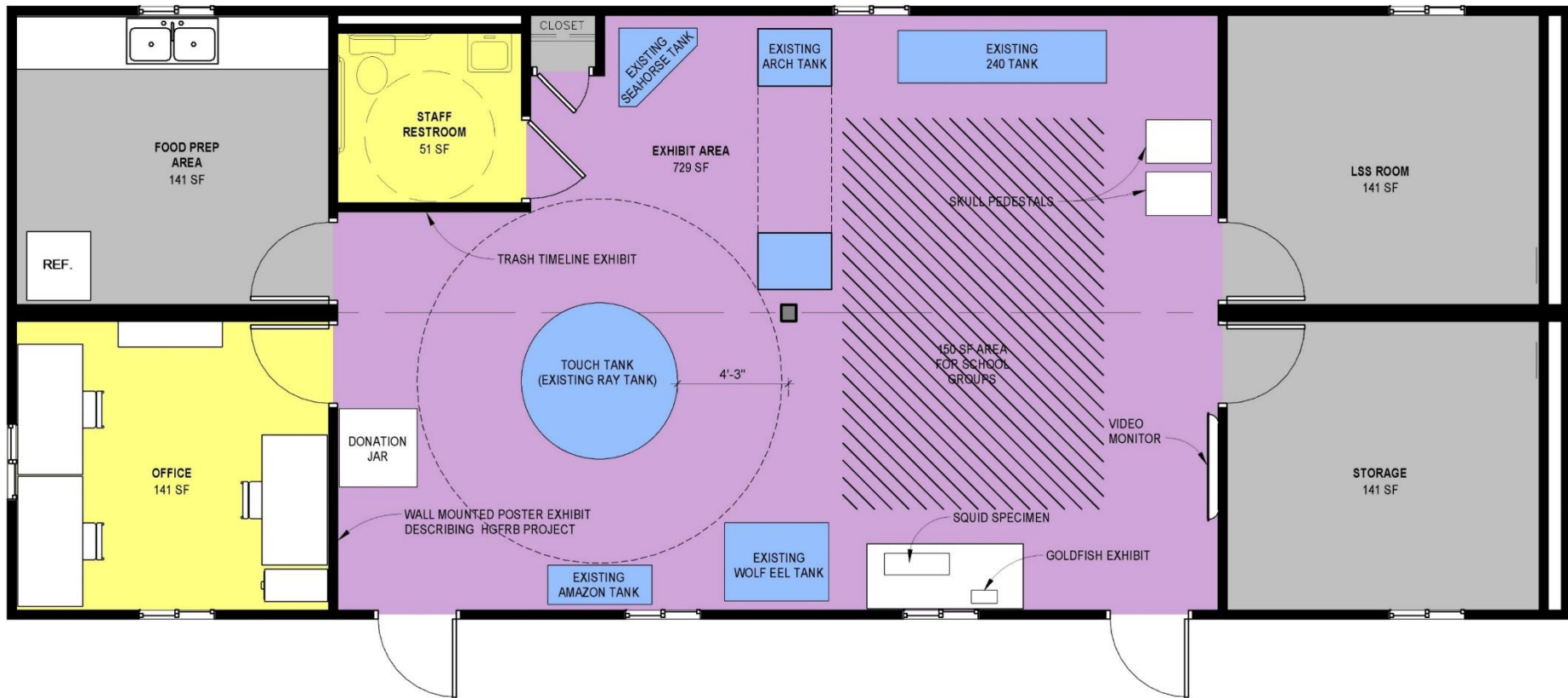


Final Draft Design Harrison Greenberg Foundation Roundhouse Aquarium Beautification



FLY THROUGH

Final Draft Design Construction Phasing Temporary Aquarium



Final Draft Design Construction Phasing Temporary Aquarium

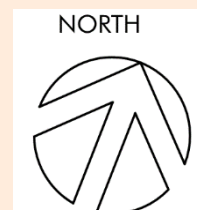
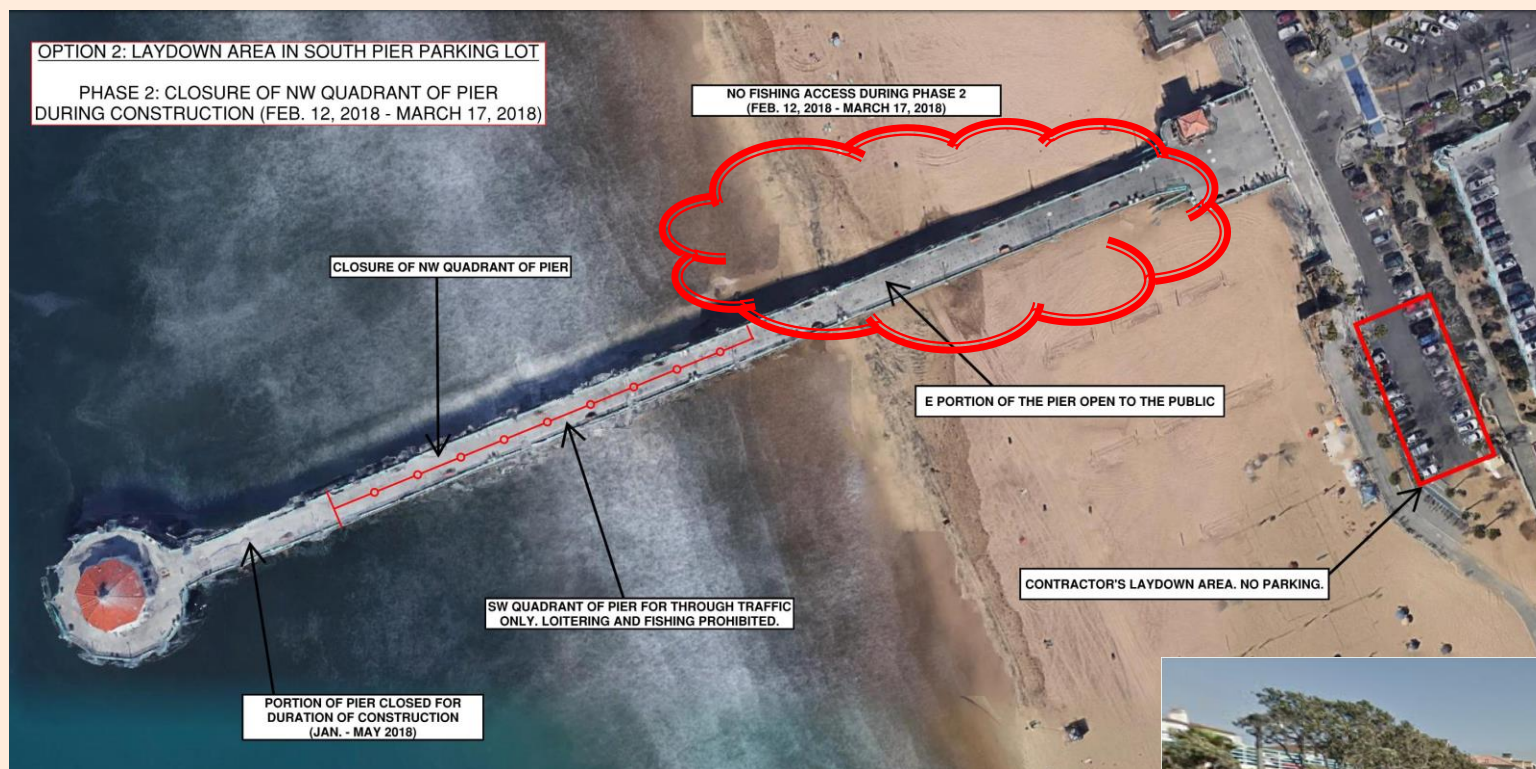


Final Draft Design

Construction Phasing

Construction Yard in Parking Lot

Partial Pier Outage (Phases 1 & 2)



Final Draft Design

Construction Phasing

Construction Yard in Parking Lot

Partial Pier Outage (Phases 3 & 4)



Final Draft Design Construction Phasing No Construction Yard in Parking Lot Full Pier Outage



NORTH



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: September, 2017 (Application Submitted April 24, 2017)
- ▶ CA Department of Parks and Recreation Plan Review and Approval: June – October, 2017
- ▶ Obtain Remaining Permits (USACE, RWQCB, LACOB&H, CMB B&S): July – October, 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

