

Resolution to Affirm 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.

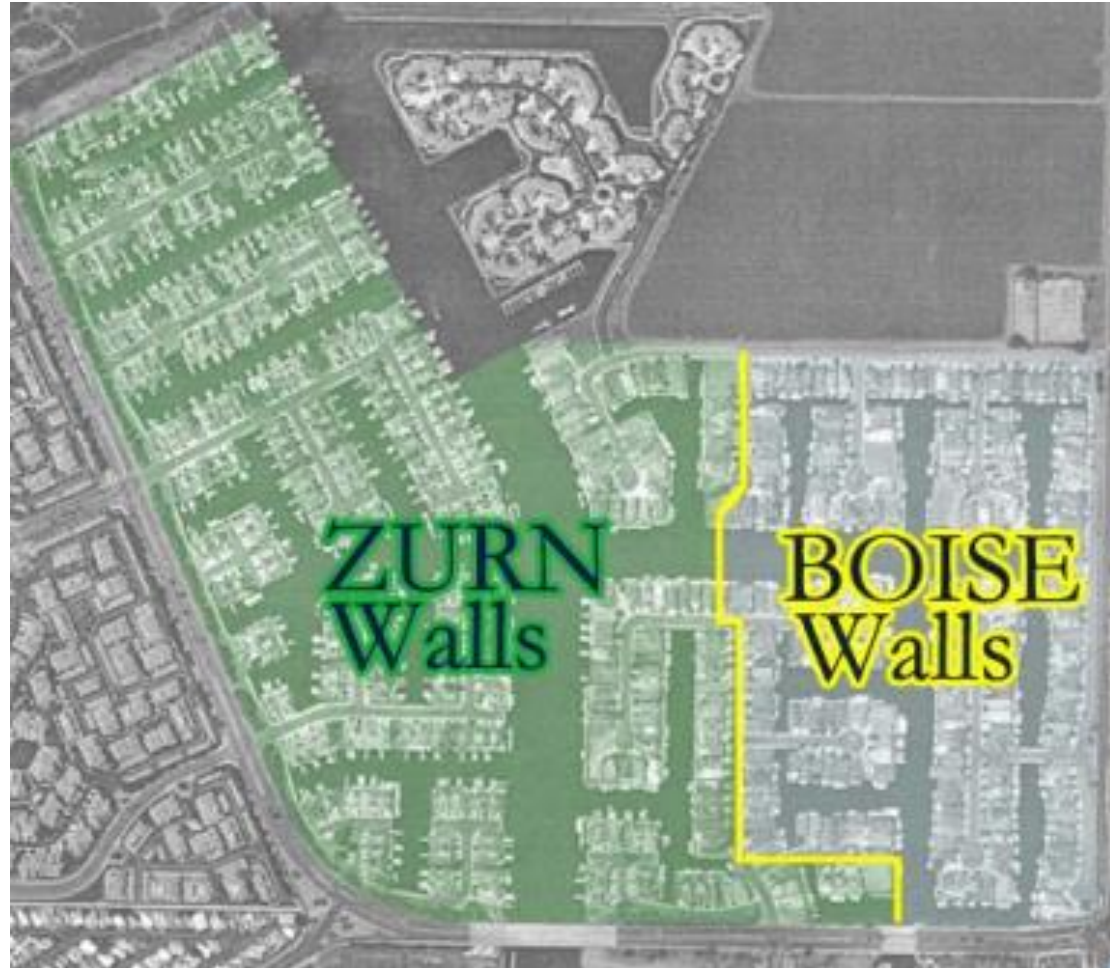
BACKGROUND

- Between 1968 and 1973, the City of Oxnard approved the development of 743 attached and detached single family homes and 37 greenbelts to create the Mandalay Bay community
- The developer installed reinforced concrete Boise and Zurn style seawalls to create lots for residential development



BACKGROUND

- Boise and Zurn seawalls constructed according to 1960s Building Code standards
- Within the first 20 years, the City began to see degradation in both types of walls due to the concrete's adverse reaction to the marine environment



BACKGROUND

- Mandalay Bay waterways assessment district was formed June 16, 1970 by Resolution No. 5,144 to fund maintenance of the waterways and landscaping
- Mandalay Bay residents are paying the maximum assessment based on the formation documents which did not include a CPI escalator
- Due to the adoption of Proposition 218 in 1996, the City is precluded from increasing assessments within the district without majority vote and protest procedures

BACKGROUND

- Over the past 30+ years, hundreds of repairs have been made to the seawalls including removal of degraded concrete, weep hole repairs and concrete jacketing of pilasters



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 a value engineering process was needed to provide cost/benefit options for seawall replacement
- 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

DISCUSSION

- In March 2019, TetraTech was awarded the contract and they began the study which included cost analysis for various wall replacement designs
- Based on the analysis of the walls, TetraTech recommended two options; installation of panels and tiebacks, or cantilever sheet pile
 - Tieback option would consist of installing a new panel in front of the existing wall, filling the space between the two walls, and installing tiebacks that extend down into the competent, non-liquefiable soils.
 - Cantilever sheet pile would consist of installing new sheet pile in front of the existing wall using a press-in method (which causes less vibration and noise) and filling the gap between the two walls.

DISCUSSION

- Tieback

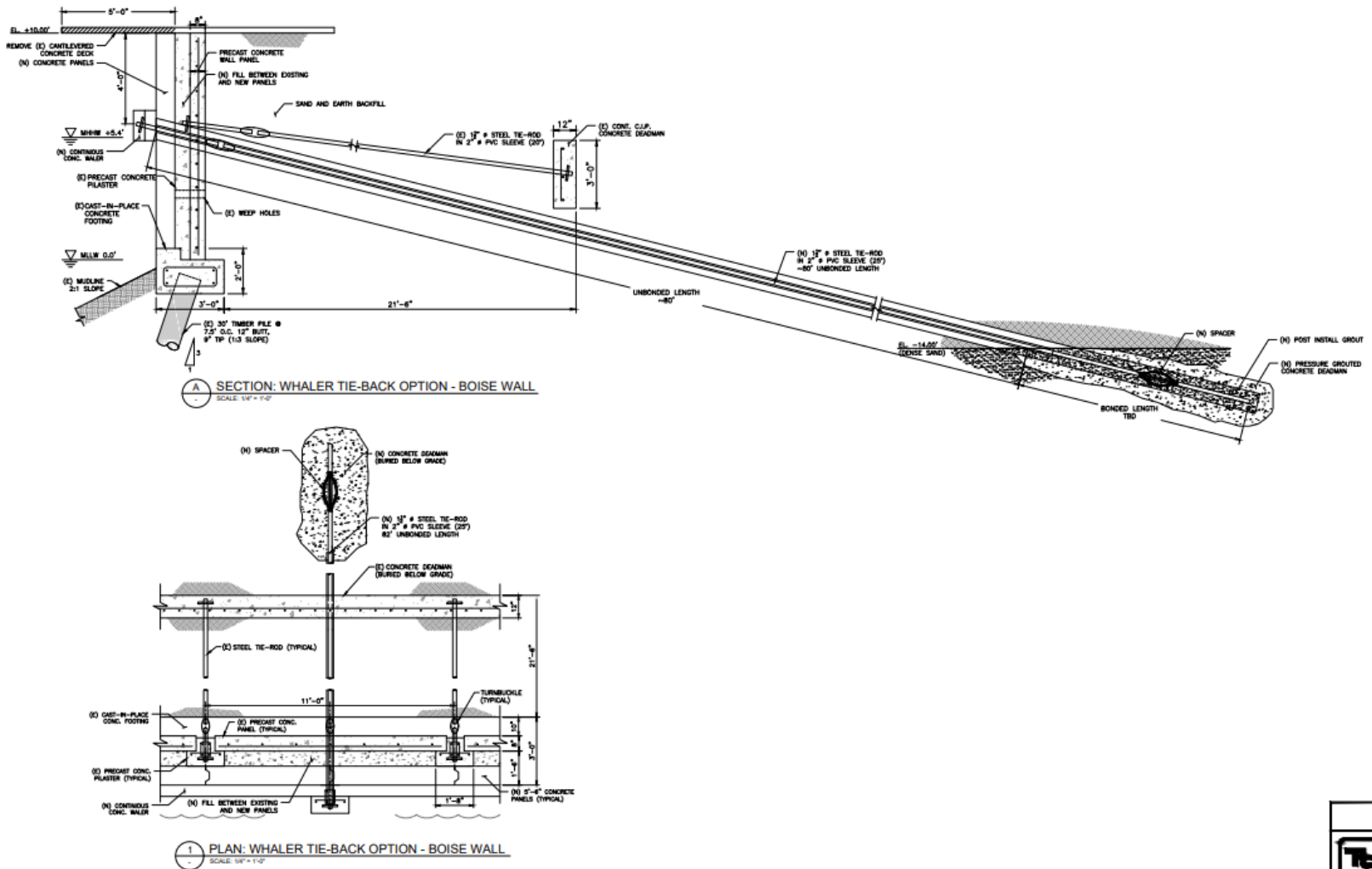


Figure 12



DISCUSSION

- Cantilever Sheet Pile

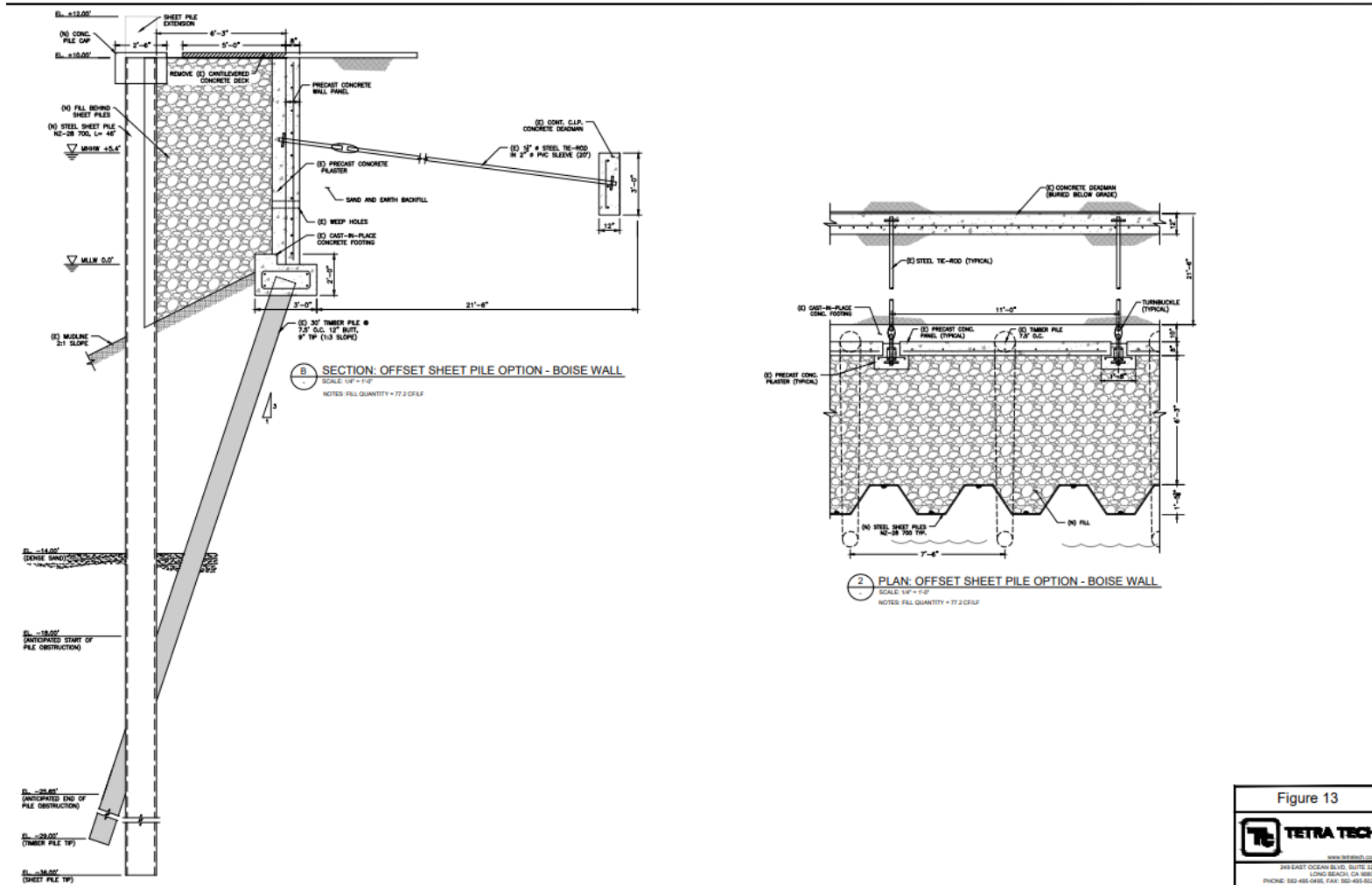



Figure 13



TETRA TECH
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DISCUSSION

- Cost estimates range between \$4,155 - \$4,277 per linear foot for installation of the panel and tieback walls
- The new seawalls would be constructed to withstand seismic activity and adhere to current California Building Code standards
- The life of the replacement project is estimated to be 25 years; with maintenance and minor repair activities beyond 25 years

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
- Overall estimates for the project could potentially be in excess of \$200,000,000 adjusted for 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

Questions