



TO: Port Commission

FROM: Carl Wulf, Facilities Maintenance & Engineering Manager

DATE: February 26, 2025

SUBJECT: Award of Contract for Elevator Electrical Repairs – 493 Lake Avenue (NTE \$36,000)

**Recommendation: Award a contract for the elevator electrical repairs to Muscio Electric; authorize the Port Director to execute the contract; and authorize a not-to-exceed amount for construction; and approve an appropriation in the FY25 budget for the amount of the contract plus a contingency.**

## BACKGROUND

The Port District owns and maintains the elevator located at 493 Lake Avenue. The elevator underwent an extensive rebuild in 2005, and has operated largely without issue since that time.

In November 2024, as a result of a scheduled power outage at 493 Lake Avenue, the Port District supplied temporary power to the building to ensure that tenant occupied spaces remained operable. Subsequent to that work, the elevator's main transformer began experiencing issues and was later deemed inoperable. The elevator has been out of service since November 14, 2024.

On February 6, 2025, the Port Commission approved a \$75,000 contract for an Elevator Modernization Project. While work on this project is currently underway, additional electrical repairs and upgrades have been identified and require attention, particularly as it relates to code compliance in the elevator mechanical room.

## ANALYSIS

Work required as part of this contract consists, in general, of mechanical room upgrades to remove existing flexible conduit and supply conductors, install a new panel (with the correct number of circuits and rigid conduit conductors), install low voltage devices (heat / smoke detectors for fire safety), as well as a shunt trip device as required by code.

In accordance with the California Public Contract Code, public project work in the amount of \$75,000 or less may be performed by a public agency's force account using the public agency's own resources, or by negotiated contract, or by purchase order.

## IMPACT ON PORT DISTRICT RESOURCES

While unanticipated in the FY25 and FY26 Capital Improvement Program, adequate funding for this project is available in the Building Restoration (F011) fund, which as of April 1, 2025, will have an available balance of \$268,519 (of which \$50,000 is allocated for unanticipated projects/expenditures).



TO: Port Commission

FROM: Carl Wulf, Facilities Maintenance & Engineering Manager

DATE: February 26, 2025

SUBJECT: Award of Contract for FF-Dock Rowing Rack Relocation (NTE \$46,200)

**Recommendation: Award a contract for the FF-Dock Rowing Rack Relocation Project; authorize the Port Director to execute the contract; and authorize a not-to-exceed amount for construction; and approve an appropriation in the FY25 budget for the amount of the contract plus a contingency.**

## **BACKGROUND**

The Port District will be required to relocate approximately 45 kayaks and rowing sculls from the area of FF-Dock to accommodate construction for City of Santa Cruz's Murray Street Bridge Seismic Retrofit & Barrier Replacement Project, which is currently underway.

To facilitate the required vessel relocations, the Port District constructed a permanent, pre-engineered metal canopy structure with kayak racks, in the area of A-Dock, which was completed in November 2024. Additionally, a portion of the existing rowing rack currently located under the bridge will be temporarily relocated to AA-Dock for the duration of bridge construction. Upon completion of the bridge project, the relocated section will be reconstructed in its original location.

Cushman Contracting Corporation is currently mobilized in the harbor for another project and has the appropriate skill set and equipment to facilitate the rack relocation.

## **ANALYSIS**

Work required as part of this project consists, in general, of installing support bracing, separating the rowing dock at specified dislocation points, moving and setting floats with a barge, removing existing piles, and reconnecting the rowing dock at its temporary location (AA-Dock).

In accordance with the California Public Contract Code, public project work in the amount of \$75,000 or less may be performed by a public agency's force account using the public agency's own resources, or by negotiated contract, or by purchase order.

## **IMPACT ON PORT DISTRICT RESOURCES**

Adequate funding for this project is available in the Capital Improvement Program Murray Street Bridge (F024) fund, which as of February 1, 2025, had an available balance of \$6,856,196, of which \$4,226,478 is allocated for the replacement of FF-Dock (which incorporates project costs for the removal/relocation of FF-Dock rowing rack).