



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 26-1320

Agenda Date: 4/8/2026

Agenda #: 14.

DATE: April 8, 2026

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

TITLE: PROFESSIONAL SERVICES AGREEMENT FOR THE DESIGN SERVICES OF THE PIER HAMMERHEAD RESTORATION

RECOMMENDATION

Staff recommends that the City Council approve a Professional Services Agreement (PSA) with Noble Consultants, Inc., in the amount of \$516,350 for engineering design services to prepare construction documents for the restoration of the Oceanside Pier Hammerhead; appropriate \$641,350 from General Fund Assigned Infrastructure Reserves; and authorize the City Manager, or designee, to execute the agreement upon receipt of all supporting documents.

BACKGROUND AND ANALYSIS

On April 25, 2024, a fire occurred on the hammerhead portion of the Oceanside Pier, destroying the former Ruby's restaurant and the Brine Box food kiosk, as well as the pier safety railing and the deck planking.

In an effort to protect critical Pier infrastructure, including water, sewer and electrical services that extend to the end of the Pier, City Fire crews removed a 5-foot-wide section of decking located approximately 35-feet from the beginning of the hammerhead section. This action was taken to prevent further shoreward movement of the fire underneath the Pier. This section of removed decking will also require replacement as part of the restoration work.

On May 22, 2024, the City Council approved reconstruction of the hammerhead section of the Pier, as well as reconstruction of the restaurant and kiosk buildings at the tenant's expense.

On February 18, 2025, demolition work was completed by Jilk Heavy Construction, Inc. The work included removal of the restaurant building, the Brine Box food kiosk, all the pier safety railing, and all the deck planking and stringers within the fire-damaged area of the pier hammerhead.

Beginning October 15, 2025, staff reached out to eight engineering firms through a direct solicitation under the City's Procurement of Goods and Services Directive AD-21. Three non-mandatory pre-proposal meetings were held on October 23, 2025, October 28, 2025 and February 9, 2026, which were attended by several consulting firms.

The City received two proposals: one from Moffatt & Nichol and one from Noble Consultants, Inc.

Both firms demonstrated an understanding of the project objectives and have prior experience working on the Oceanside Pier. Based on a review of qualifications, relevant project experience, and familiarity with the pier structure, staff determined that Noble Consultants, Inc. is the most qualified firm to perform the required engineering services. Staff then entered into negotiations with Noble Consultants, Inc. and determined that the proposed fee for the requested services is fair and reasonable.

The selected consultant will provide engineering design services, utility coordination, permitting, technical studies, and preparation of construction documents required for restoration of the Pier Hammerhead. Improvements will include deck planking, stringers, safety railings, and any necessary structural improvements. While the restaurant lessee will be responsible for reconstruction of the restaurant building, the selected consultant will coordinate with the lessee to ensure compatibility of structural and utility components.

The Oceanside Pier was constructed in September 1987, approximately 39 years ago, surpassing its intended service life of 25 years. Periodic maintenance and the installation of substructure steel bracing has prolonged its usability and has kept it in good condition. Therefore, the selected consultant may also perform optional services including a wave load analysis, geotechnical analysis, and development of guidelines and recommendations to further extend the service life of the pier.

The consultant will assist the City with inquiring the California Coastal Commission (CCC), the Regional Water Quality Control Board, and the U.S. Army Corps of Engineers for regulatory permits, though it is anticipated the project will be exempted from acquiring a Coastal Development Permit per Section 30610 of the Coastal Act. Staff will also pursue a categorical exemption under the California Environmental Quality Act (CEQA).

Staff anticipates completing the construction documents by September 2026, at which time the project will be advertised for construction bids. Due to the marine environment, the required timber is a specialty material with a long procurement lead time. Construction will proceed once regulatory permits are secured and the initial timber order is received. Additionally, the California Coastal Commission typically restricts construction activities between Memorial Day and Labor Day, which may also affect scheduling. It is anticipated that work could begin as early as April 2027, pending permitting operational restrictions.

After construction is completed, the Pier Hammerhead area will be reopened for public use until the construction of the restaurant building is ready to commence.

FISCAL IMPACT

The estimated cost of completing the project is \$641,350 and broken down as follows:

- Noble Consultants, Inc. - \$429,400
- Noble Consultants, Inc. (Optional Tasks) - \$86,950
- Agency Permit Fees - \$40,000
- City Staff - \$85,000

Staff is requesting to use infrastructure reserves in the amount of \$641,350 and to appropriate

\$556,350 to account number 907194624501.5703 Pier Fire Recovery and \$85,000 to 907194624501.5600.10801. The funding source is the General Fund Assigned Infrastructure account 101.3020.0054 which has an available balance of \$30M; therefore, sufficient funds are available. A transfer of \$641,350 from 1101.6900.0501 to 907194624501.6800.0101 will be made if the appropriation is approved. The Infrastructure Reserve account will be replenished from expected Insurance Company reimbursements, except for the costs associated with any of the Optional Tasks the City decides to pursue as they are not warranted by the fire that occurred on the pier.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

Prepared by: Luis Cardenas, Associate Engineer

Reviewed by: Brian Thomas, Interim Development Services Director

Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS:

1. Staff Report
2. Professional Services Agreement
3. Proposal