

**Fishermen's Terminal Building EDA Grant Application
Engineering Report
March 9, 2009**

Project Description:

Construction of a 16,151 square foot rectangular structure oriented east-west adjacent to the Fisherman's Dock and parallel to Humboldt Bay. The height of the proposed facility will not exceed 25 feet. Ancillary entrance patio and porch areas (2,575 square feet \pm) are proposed on the south east corner and eastern side of the structure.

The western 14,525 \pm square feet of the structure will be dedicated to fish processing and coastal dependent businesses: 1,200 square feet \pm of office space will be configured along the west end, and the remaining facility will be configured into separate spaces for up to three fish processing businesses. A loading dock will be provided for the fish processing businesses.

The eastern 1,626 \pm square feet of the structure will house a retail seafood business and café.

Project Layout:

The project is located at the foot of C Street in Eureka, CA adjacent to the Fisherman's Terminal Dock completed in July 2006. Please see attached plans sheets for the general layout and location of this project.

Project Feasibility:

The site is ready for construction. Grading and pre-loading of the site were completed in 2007 and 2008. Piles for the building foundation were installed in 2008 in preparation for the construction of the new building, and the building foundation will be constructed on the piles using pile caps. The construction plans and specifications are complete and are ready for the final building permit submittal and subsequent construction bidding. Utility applications were submitted to the utility providers in 2008 in preparation for construction in the summer of 2009. There are no foreseen problems that may delay construction.

Proposed Method of Construction:

The building construction will be composed of a metal building with a concrete foundation on piles installed in 2008 under separate contract. This project will be constructed by competitive bid under a single contract, in accordance with the City of Eureka Municipal Code purchasing policy.

Useful Life:

With proper maintenance, we anticipate the useful life of the facility is 20 years. This information comes from the 2005 GASB (Government Accounting Standards Boards) guidelines.

Project Cost Estimate:

A current detailed construction cost estimate is attached.

Construction Permitting Requirements:

The following permits have been issued for the project:

- California Coastal Development Permit
- Grading Permit
- Building Foundation permit

The following permits have yet to be issued:

- Final building permit. This will be issued once final plans have been submitted to the City of Eureka Building Department for final review.

Project Schedule:

- Project design: complete.
- Solicitation for bids: 3 weeks after EDA authorization and award of funding.
- Bid opening: 4 weeks after advertising solicitation for bids.
- Award of construction contract: within 2 weeks after bid opening.
- Start of construction: 10 days after award of construction contract.
- Construction completion: 12 months after award of construction contract.