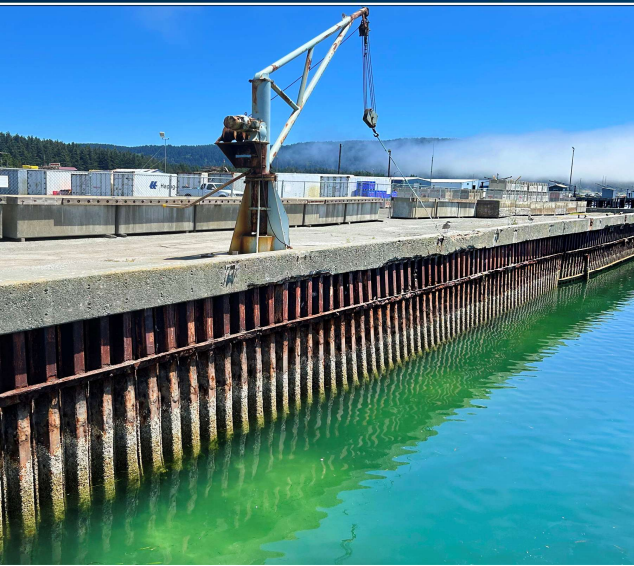




Project Management Services for → Citizen's Dock Pier Replacement Crescent City Harbor District



June 10, 2026

→ The Power of Commitment

Team Introductions



Stephanie Gould, PE
Project Manager



Jordan King, PE
Construction Manager/
Resident Engineer



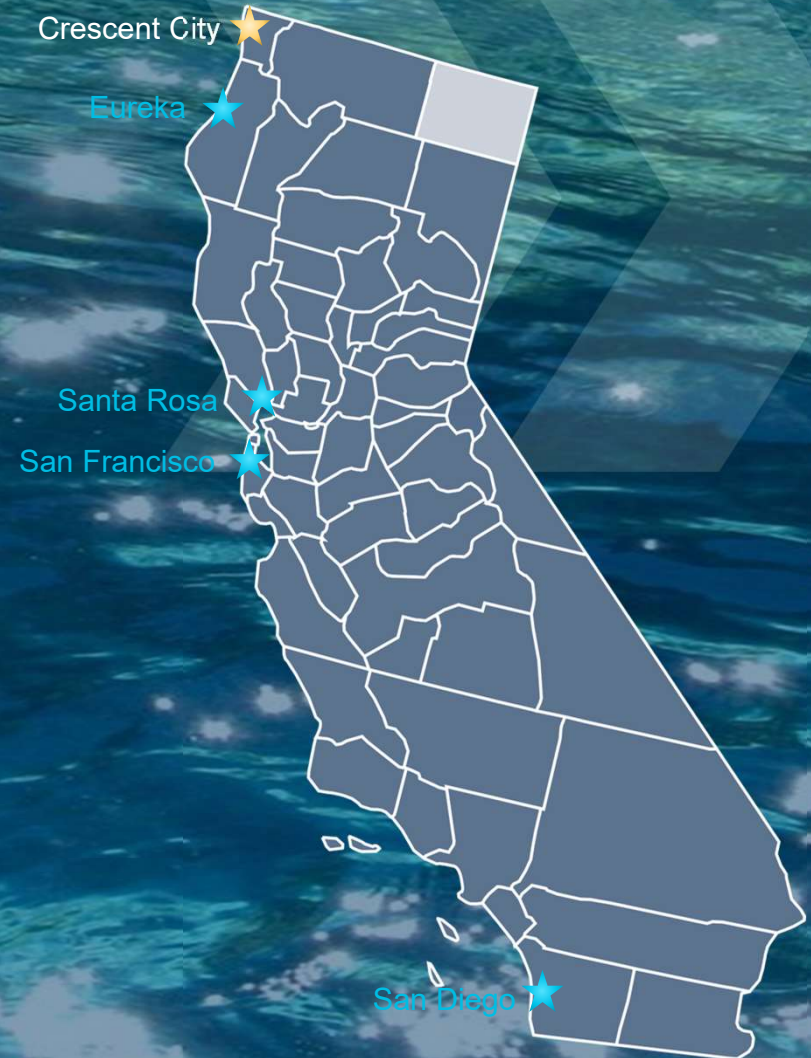
Adam Bogage, PE
Marine Engineering



Adam Wagschal, MS
Regulatory Compliance



Jane Rozga, PE, CDT
Subject Matter Expert



Local Staff with Deep Resources

- **Local, on-site staff resources dedicated to the District's project**
 - 17 local professionals providing services for this contract
 - 50 other staff members in GHD's Eureka office including design and follow on construction services
 - 9 offices, 260+ professional staff members in Northern California
- **Deep bench of resources throughout GHD**
 - 16 offices, 450+ professional staff members throughout California
 - 100+ professional team members in GHD's Maritime & Coastal Business Group
 - 35 team members in GHD's Construction Phase Services Group
 - Additional resources in Northern CA: Biological Monitors, Hazardous Materials SMEs, Structural Inspectors, Cost Estimators, Noise Monitoring



Experience/Commitment to the District

- Currently providing structural engineering inspection of buildings at the Harbor
- Local public works and regulatory agency experience
- Extensive port/harbor experience in California
- **GHD's Eureka office**
 - Been in business for over 50 years (previously as Winzler & Kelly)



GHD Area Clients/Known Regulatory Agencies

– County of Del Norte

- Bertsch, Big Rock, Gasquet, Hussy Ranch Corporation, Smith River CSDs
- City of Crescent City
- Del Norte Local Transportation Commission
- Elk Valley Rancheria
- Jed Smith Homeowner's Association
- Tolowa Dee-Ni' Nation

– County of Humboldt

- Humboldt Bay Harbor District
- Caltrans District 1
- Cities of Arcata, Covelo, Eureka, Ferndale, Fortuna, Rio Dell, Trinidad
- Humboldt Bay Municipal Water District
- Humboldt County Resource Conservation District
- Trinidad Rancheria
- Wiyot and Yurok Tribes

– Regulatory Agencies

- California Coastal Commission
- CA Dept. of Fish & Wildlife
- National Marine Fisheries Services
- North Coast Regional Water Quality Board
- U.S. Army Corps of Engineers

Crescent City

Eureka



Partnership with the District

– Phase 1: Project Management

- Coordination with District, design team, and stakeholders
- Regulatory permitting support
- Design oversight
- Grant funding assistance
- Constructability/contractor outreach



Partnership with the District

– Phase 2: Construction Management

- Continued project management
- Regulatory compliance
- Budget/schedule oversight
- Grant funding reimbursements
- Construction and quality oversight
- Risk register



Regulatory Compliance

- **Extensive experience with local agency staff and pertinent laws**
 - Army Corps and Water Board
 - *Clean Water Act*
 - *Rivers and Harbor Act*
 - California Coastal Commission
 - *Coastal Act*
 - National Marine Fisheries Service
 - *Endangered Species Act*
 - *Marine Mammal Protection Act*
 - CEQA and NEPA
- **Support for finalization of approvals if needed**
- **Monitoring and implementation of permit conditions**
- **Permit amendments as necessary**
- **Strategic approach to streamline construction and reduce regulatory costs**



Grant Funding Assistance

- **Grant funds are being used to construct this much needed community infrastructure**
- **Aligning contract document requirements with grant funding reimbursement documents is essential (MARAD and PIDP processes)**
- **Streamline reporting process with District grant manager for timely reimbursement**
- **Identifying and documenting District expenses eligible for reimbursement**

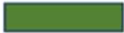




















Constructability Review

- **Site access**
- **Coordination between disciplines**
- **Materials cost volatility**
 - bid alternates
 - timely independent cost estimate
- **Measurement and payment descriptions**
- **Incorporation of permit requirements**
- **Value engineering as part of construction process**



Risk Management

Crescent City Harbor				
Green: Low risk  Yellow: Medium risk  Red: High risk 				
Challenges	Significance/Notes	Risk Level	Mitigation Measures	Risk Level
Technical				
Incomplete or unclear design documents	Increased construction & admin cost, schedule delay		Independent constructability review	
Design limits Contractor options	Cost and schedule impacts greater than necessary		Independent constructability review	
Differing site conditions	Cost and schedule impacts greater than necessary		Constructability review, on-site presence during construction	
Environmental				
Mitigation measures not accurately reflected in construction documents	Potential non-compliance, change order costs, delays		Independent constructability review	
Mitigation measure compliance more difficult than necessary	Elevated construction cost, schedule delay		Review of proposed measures, negotiation	
Administrative/Other				
Inadequate information for decisionmaking	Escalated claims resulting in cost/schedule impacts		Disciplined use of construction document platform	
Interference with harbor operations	Public opposition, reduced confidence in District		Constructability review, on-site presence	
Excessive District staff administrative burden	Responses to contractor, public & regulators require attention & documentation		On-site support facilitates resolution of issues, remote support reduces burden	

Why GHD

- Local area team with District experience
- Strong understanding of District facilities, operations, and staff
- Relationships within the North Coast. We know the landscape, regulatory agencies, and stakeholders
- Will act as independent advisor outside of design
- Focus on harbor operations and tenant coordination for continuous operations
- Comprehensive PM/CM services available including design disciplines, environmental permitting/monitoring, grant funding assistance, and stakeholder coordination
- Local staff available for on-site inspections and limited travel costs





→ Questions & Answers

Q1: Can you please provide PM reference contact information

- Contacts were provided via email for relevant projects shown in GHD's proposal
- PM references for Stephanie Gould and CM Lead Jordan King (hardcopy)

Q2: Can we use existing Harbor staff to help with monitoring to reduce costs?

- Yes, though existing Harbor staff workload may limit availability. Use of full-time professional project representation is recommended and will reduce risk.

Q3: Is there a way to reduce the number of on-site field workdays?

- Yes, though absence of Owner Representation increases risk of conflicts, communication gaps, quality deficiencies, and incomplete documentation.

Q4: Can you provide updates during the project to the public at Harbor Board meetings?

- Yes. We are local and can easily attend in person.

Q5: Is 6% an industry standard for project management costs? If you are above that, please explain why.

- Our Phase I fee estimate is \$346,155 (2.2% of the overall estimated construction cost of \$15.6M)
- Possible reduction of fees by removing formal stakeholder coordination/engagement
- Our Phase II PM/CM fee estimate is \$1,313,248 (8.4% of the overall estimated construction cost of \$15.6M)
- Proposal assumed 260 days on-site – this can be reduced to best serve the District budget
- Industry standard for CM work lies between 5-15% based on project specifics and risk tolerance
- The definition of “Project Management” varies greatly

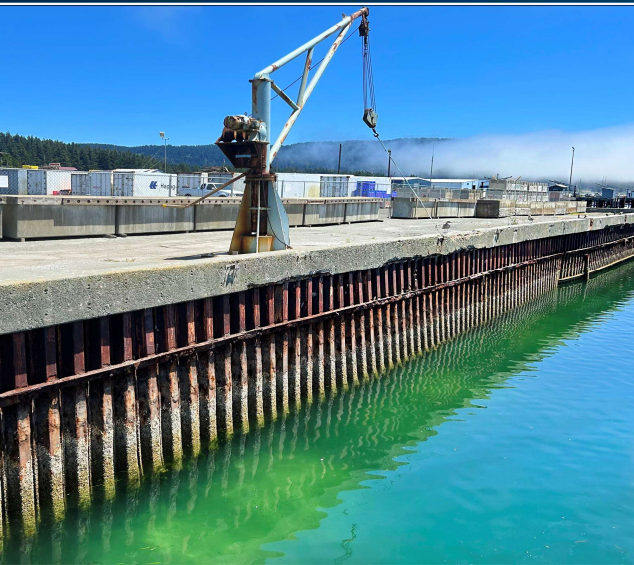
Q6: Do we know how much in-water work there will be?

- To date, we have only seen the 30% design plans
- All work, including land work, is subject to permitting constraints

We Thank You

→ Citizen's Dock Pier Replacement

Crescent City Harbor District



→ The Power of Commitment