



Kimley»Horn
Expect More. Experience Better.

PROJECT OVERVIEW & WALKTHROUGH

Seawall and Citizens' Dock, Pier 1 Project

Presented to the **CCHD Board of Commissioners**

Kimley-Horn • Project Management + Construction Design Services
MARAD Port Infrastructure Development Program (PIDP)

October 14, 2026

Meet the Kimley-Horn Team On Site



The same team that knows this project will carry it from design through construction.



Rob Sloop, PE
Principal-in-Charge

- Prior Engineer of Record & Harbor Master Plan lead
- Led 2025 tsunami damage assessment



Jerry Holcomb, PE
Project/Design Manager &
Engineer of Record

- Single point of contact to the Harbor CEO
 - Smith River native



Lauren Atwell
Deputy Project/Design Manager

- Day-to-day design, schedule & data coordination
 - Marine structures lead

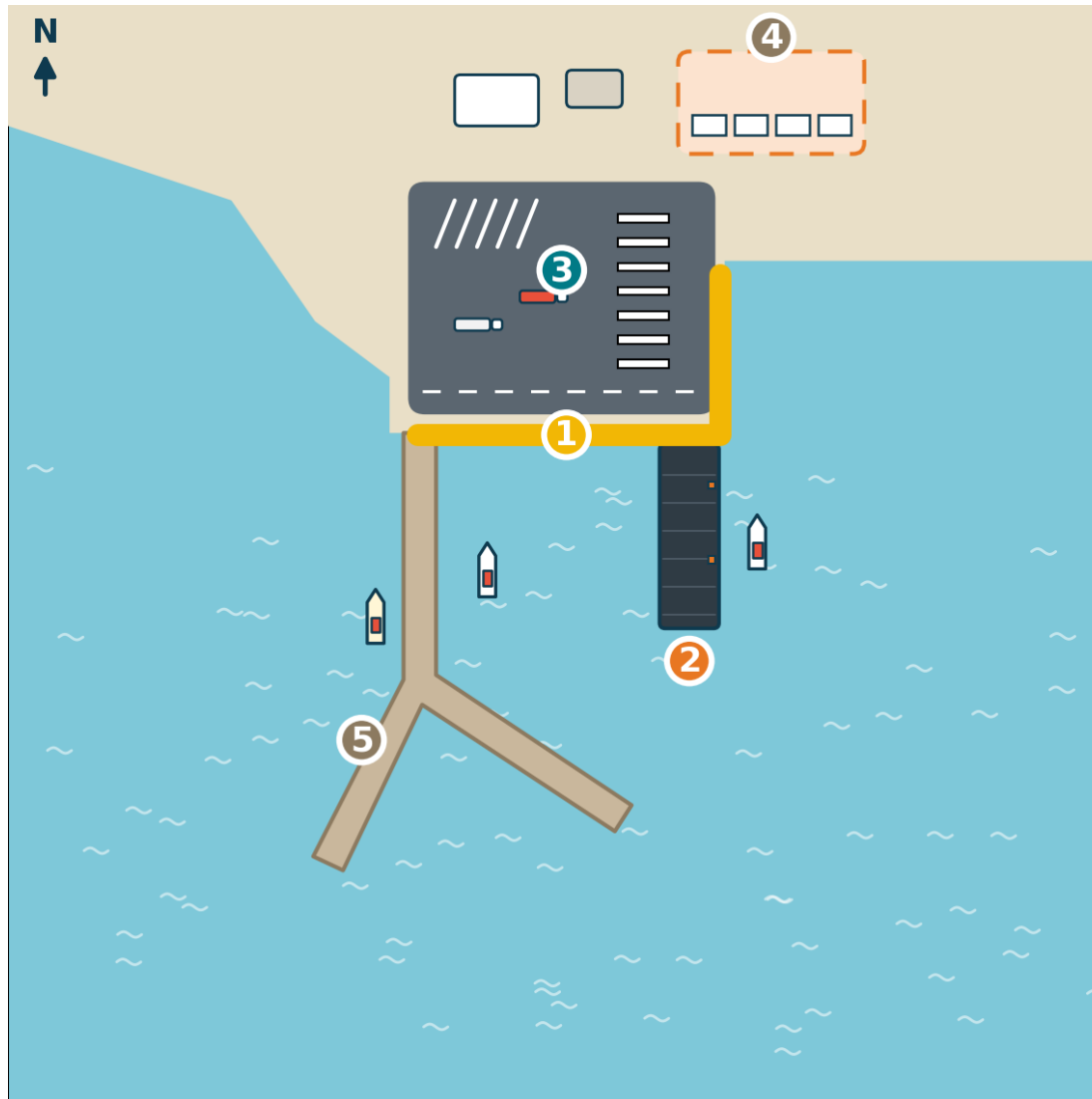


Lee Hellstrom, PE
Subject Matter Expert

- 15 years in piers, bulkheads & port construction
- Constructability & contractor coordination

Committed to Crescent City: one accountable team — design, PM, and construction support — from kick-off through grant closeout.

Phase 1 — Seawall & Pier 1 (Summer 1)



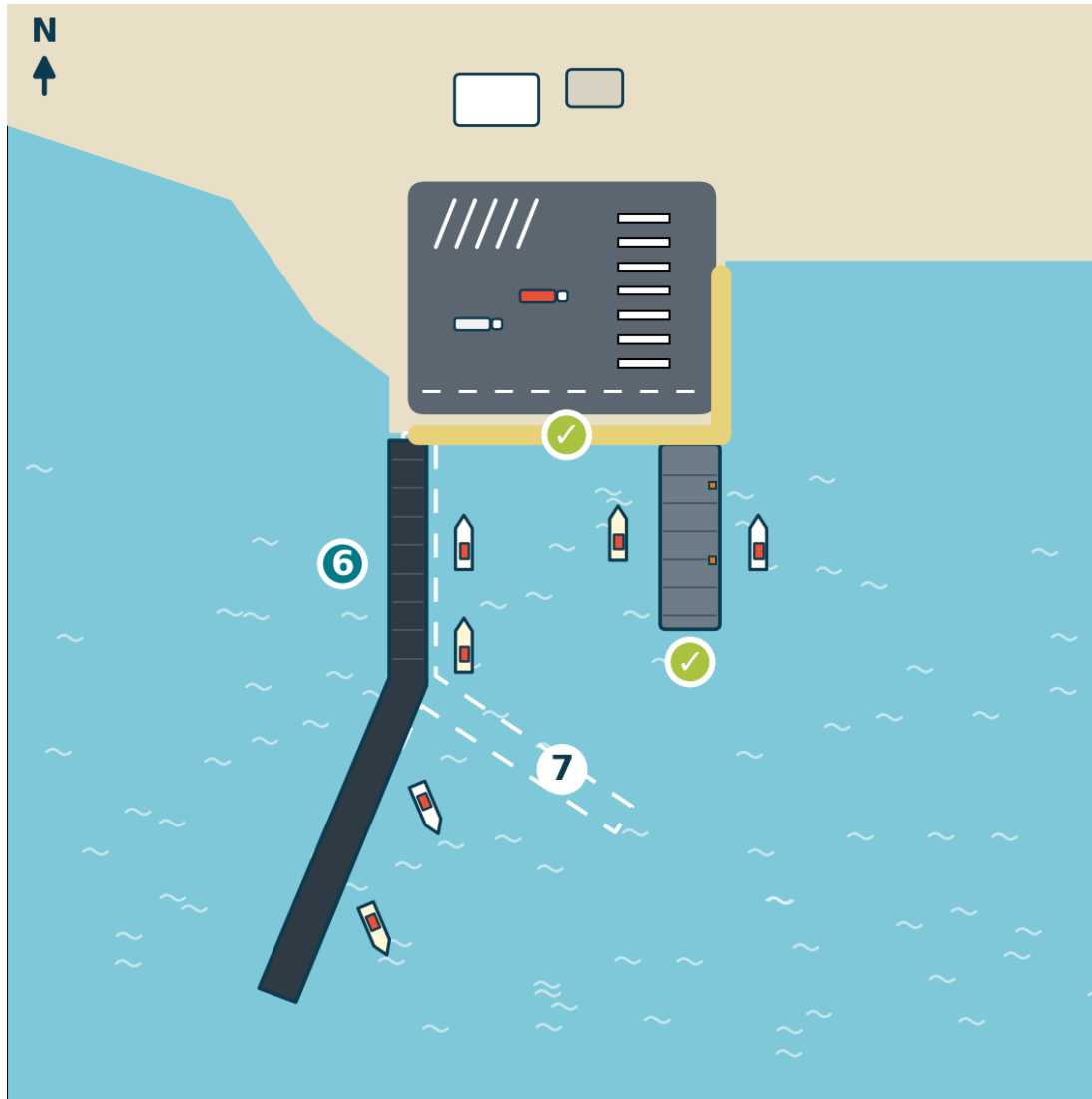
PHASE 1 • SUMMER 1

New seawall & Pier 1 — fleet keeps working

- 1 New Seawall**
Along the lot edge with east return
- 2 New Citizens' Dock, Pier 1**
Concrete pile-supported pier with hoists
- 3 Parking Lot & Roadway**
Rebuilt behind the new seawall
- 4 Freezer / Container Relocation**
Temporary area north of the lot
- 5 Existing Dock Stays Open**
Fleet keeps offloading during Phase 1

Conceptual graphic — not to scale

Phase 2 — Pier 2 & Existing Dock Removal (Summer 2)



PHASE 2 • SUMMER 2

Pier 2 replaces the existing dock

6

Pier 2 (Future Stage)

New dock along the breakwater

7

Existing Dock Removed

Demolished once Pier 2 opens



Phase 1 Complete

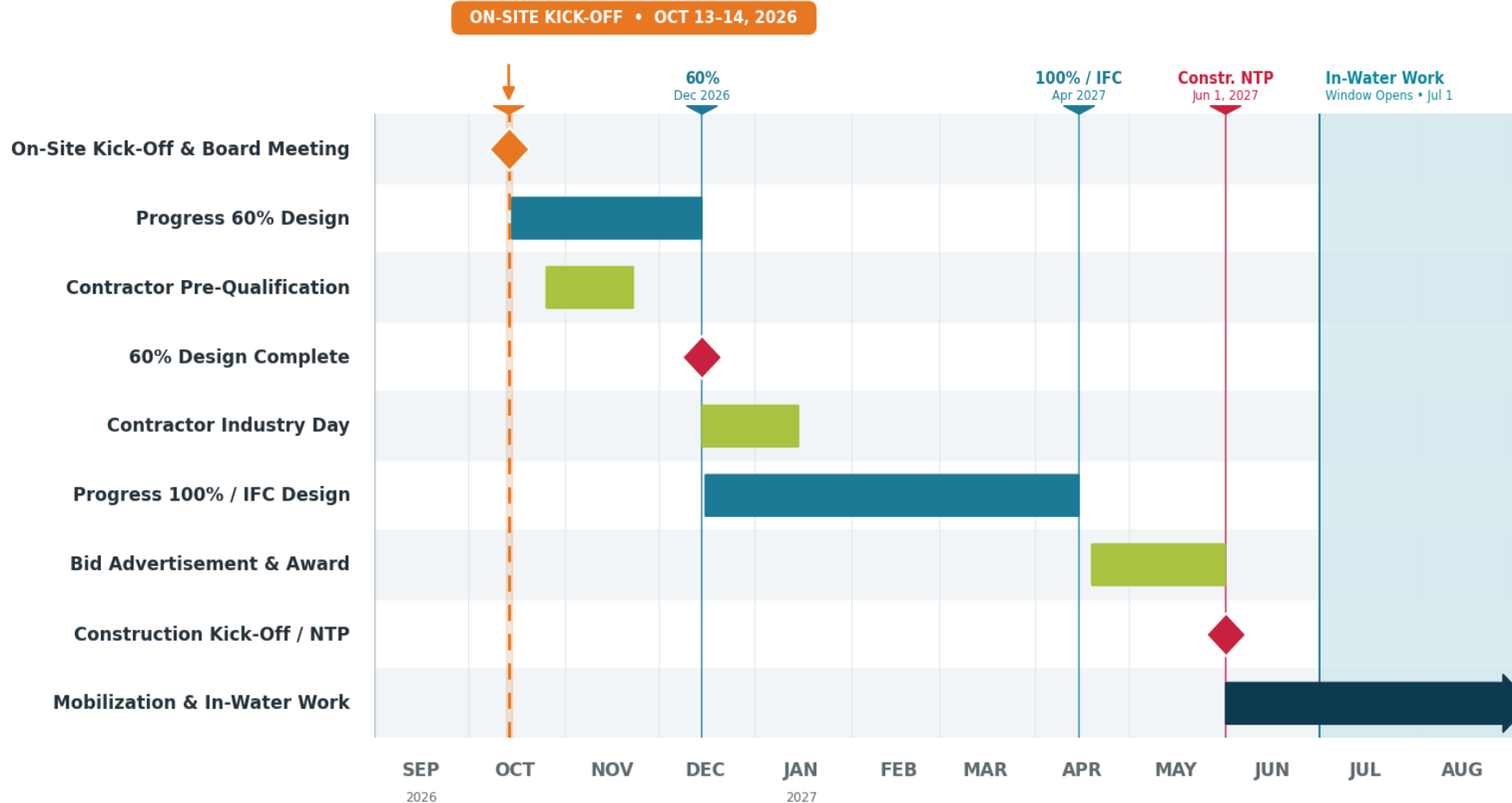
Seawall & Pier 1 open for the fleet

Conceptual graphic — not to scale

Project Schedule — Design Through Construction Start



PROJECT TIMELINE — DESIGN THROUGH CONSTRUCTION START



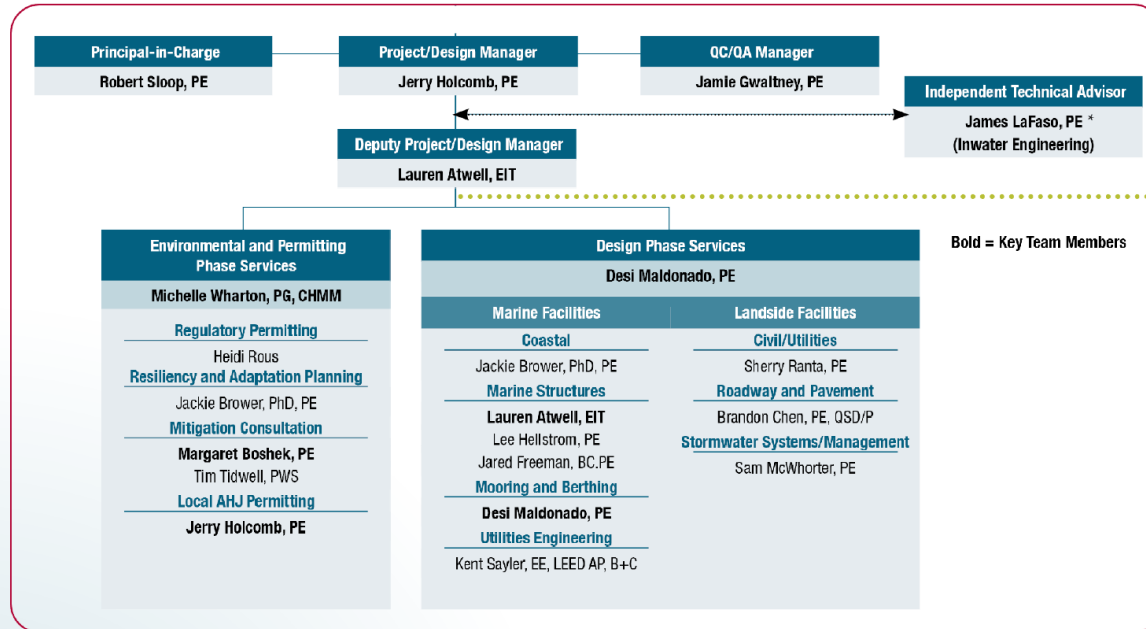
THE PATH AHEAD

- **Oct 13–14, 2026**
On-site kick-off; 60% design to Dec
- **Nov 2026**
Contractor Pre-Qualification
- **Dec–Jan**
Contractor Industry Day
- **Dec 2026–Apr 2027**
Progress 100% / IFC design
- **Apr–May 2027**
Bid advertisement & award
- **Jun 1, 2027**
Construction kick-off / NTP
- **By Jul 1**
In-water work window opens

Critical driver: the in-water work window (targeted July 1) governs the schedule — we sequence design, bid, and NTP to start in-water work as the window opens.

Project Organization — One Integrated Team

Crescent City Harbor District



*Provides independent technical advice of major engineering decisions, structural concepts, constructability, and overall design approach at key milestones.



Through this structure, the District will work with **one experienced leader, Jerry Holcomb, PE**, while benefiting from the depth of an integrated team and the dedicated project management resources already in place under the Project Management contract.

- Design Services (This Contract)
- Project Management Services (Separate Contract)
- ◄► Independent Technical Advice



One Point of Contact

Jerry Holcomb, PE is the District's single point of contact for all matters related to this project



Clear Roles. Clear Contracts.

- Design and engineering services are provided under this contract.
- Project management and integration services are provided under the separate Project Management contract



Accountability

- Clear accountability
- Seamless coordination
- Shared commitment to delivering a successful project for the District

On-Site This Week — Coordination Meetings



Our team is on site October 13-14 to launch the project in person — walking the site, confirming utility conflicts, and coordinating with agencies, tenants, and stakeholders before design accelerates.



Site Walks — Utility Conflicts

Oct 13 AM: walk the seawall & Pier 1 with maintenance staff; confirm utility conflicts.



Harbor Commission Session

Oct 14, 3 PM: project kick-off, schedule, grant compliance & Q&A.



Public Open House

Oct 13, 3:30 PM: site walk and layout review to gather community input.



Commercial Fishing & Tenants

Oct 13: container owners, fish buyers & fishermen — relocation, hoist access, phasing.



Local Agency Meetings

Oct 13 PM: Del Norte County planning, Fire Marshal & utility agencies.



Permit Status — Moffatt & Nichol

Oct 14 AM: permit status, in-water windows & 30% design hand-off.

Also on site: each session captures input and action items that feed directly into the accelerating design.

Critical Immediate Decision Points

A handful of near-term decisions protect the schedule and the July 1 in-water window. These are the items we ask the Board and staff to prioritize now.



Authorize the Utility Survey Now

The utility survey is the biggest schedule-protector — commissioning it now lets results feed the 60% design without rework.



Confirm Permit Status & Path

Follow up on RWQCB 401 and downstream Coastal Commission, USACE, and Del Norte County approvals to hold the in-water window.



Buy America & Long-Lead Items

Begin domestic-preference planning and identify long-lead materials early to protect grant eligibility and the construction start.



30% Design Hand-Off

Secure the prior designer's CAD, calculations, and studies so our team advances the design with no delay.



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THANK YOU

Questions & Discussion

Prepared for the Crescent City Harbor District — Board of Commissioners

Jerry Holcomb, PE • Project/Design Manager & Engineer of Record

jerry.holcomb@kimley-horn.com • 562.363.5051

1300 Clay Street, Suite 900, Oakland, CA 94612