

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: September 20, 2012
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Facilities Management Report**

Breakwater Cap Repair Project – Phase 4

Construction starts the week of September 24 on Phase 4 of the Breakwater Cap Repair Project. Brough Construction, Inc. will begin with demolition of the remaining nine panels of sidewalk and parapet wall along the curved section of the breakwater. Since the breakwater will be closed to the public up to the panel adjacent to the Marina One gangway, temporary access will be constructed adjacent to the walkway just north of the construction site to provide access for slipholders for the duration of the project. Demolition will also include the removal of an abandoned electrical vault and other utilities on the outside of the breakwater resulting in a cleaner appearance.

Once the existing breakwater cap has been demolished, a new concrete walkway will be poured in alternating panels. During the previous three phases, the 1950s era subgrade varied in elevation requiring minor adjustments to the elevation of the new walkway. These adjustments can typically be made up within the length of a single 24' long panel and are difficult for the public to notice. The new walkway should be completed by the middle of October.

Brough Construction is expected to fabricate and set forms for the wall once the new walkway panels have cured. The wall height will be increased by approximately 6" to meet updated building code requirements. The wall sections will also be poured in alternating panels starting at the more exposed east end and working back towards the protected west end of the breakwater. Since the parapet wall provides the majority of protection for Santa Barbara Harbor from large waves and coastal storms, project completion is expected by the middle of November prior to the typical arrival of our winter weather.

Ice House Repairs

Despite a recent closure of the ice house to proactively repair a variety of components, the main compressor failed last month. The compressor is essential for operation of the ice house and is normally safeguarded by several alarms and shut off switches. Unfortunately, a shut off switch failed causing the compressor to run out of oil and seize. Considering the demand for ice by the harbor's commercial fishing fleet, staff made an emergency purchase of a new compressor to expedite replacement and get the ice

house back in service. A \$34,000 purchase order was issued to TRJ Refrigeration to purchase and install a new main compressor.

One of the short comings of the ice house is that all of the ice making equipment is located in the second story of the ice house with the ice bin and dispensing equipment located in the first story. The ice house was essentially built around the ice making equipment necessitating the removal of all or part of the roof to replace several of the larger components. At 1,600 pounds, the main compressor is one of the largest and heaviest components that could only be removed by cutting a hole in the roof. A large crane was used to extract the old compressor and install the new compressor requiring precise coordination with the contractor and the crane operator.

Commissioning the new compressor took much longer than anticipated. All of the alarms and shut off switches had to be tested and/or replaced as necessary before the contractor would start the compressor. Several other problems were discovered during commissioning requiring new parts and postponing completion of the installation for weeks. Overall the ice house was out of service for approximately five weeks.

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