

## CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

### MEMORANDUM

**Date:** September 15, 2016  
**To:** Harbor Commission  
**From:** Scott Riedman, Waterfront Director  
**Subject:** **Facilities Management Report**

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#### **MARINA ONE REPLACEMENT PROJECT – PHASE 7 CONSTRUCTION**

Construction of the Marina One Replacement Project – Phase 7 is scheduled to begin mid-October 2016. The contractor, Bellingham Marine Industries (BMI), is under contract to construct Phases 5 through 8 and recently completed shop drawings for the remaining phases although only one phase will be constructed per year. Phase 7 construction includes the complete replacement of “E”, “F”, and “G” fingers. The project includes installation of new concrete docks, electrical system, dock boxes, power centers, domestic and fire water systems. Significant work on the utility system was completed during Phase 1 along the main headwalk in anticipation of building out future phases with the expectation that the duration of construction during future phases would be minimized.

Similar to the recently completed Phases 2 through 6, construction consists of three main tasks: demolition, dock installation, and utility installation. Work will begin on “E” finger, then “G” finger, and conclude with “F” finger. Each finger takes about three weeks to complete with one week in between for vessel relocation with all construction expected to be completed by early January, 2017. “F” finger includes the addition of four new 35’ slips. The new slips will occupy the area where the former dry dock was located for many years. The bid amount for Phase 7 is \$1,591,664, including the “F” finger extension and is funded with a loan from the Division of Boating and Waterways.

#### **STEARNS WHARF GUARDRAIL**

At the July 2016 Harbor Commission Meeting, staff discussed a proposed project to install guardrail along the seaward finger of the wharf where there currently is no railing. Installing new guardrail on the seaward finger of the wharf will require that the rest of the Stearns Wharf guardrail must be brought up to current Building Code requirements. Staff also consulted with the City’s Chief Building Official to confirm that no variance could be granted to add guardrails to the seaward finger without triggering the need to bring the rest of the railing around the Wharf up to current code requirements.

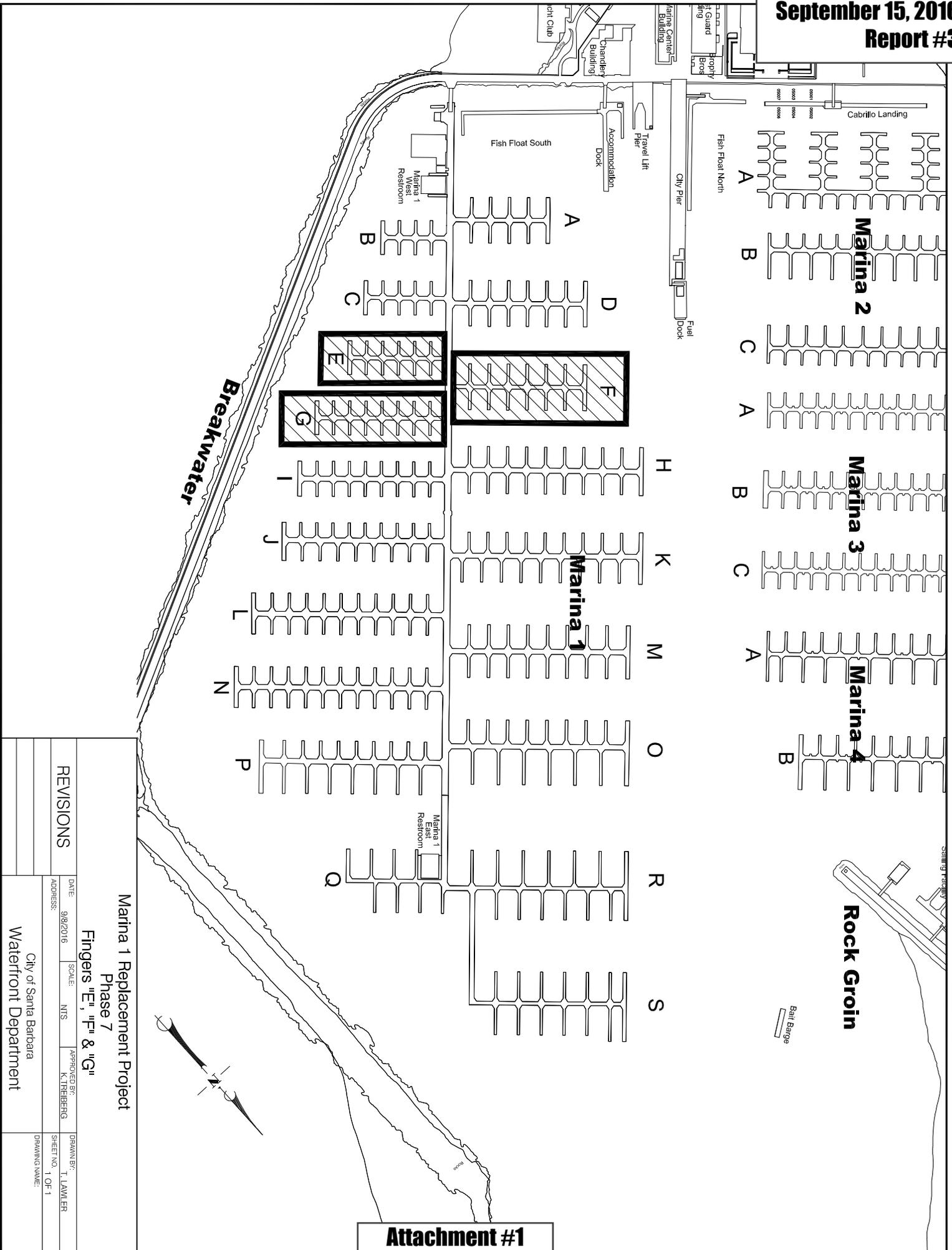
Improvements to Stearns Wharf are under the purview of the City’s Architectural Board of Review (ABR). At a recent ABR hearing, several alternatives were suggested and mocked up on the shoreward finger near the Sea Center. ABR members and several Harbor Commissioners were able to inspect the four different alternatives. Staff returned to ABR for a follow up hearing on August 29. On a 3-2 vote, ABR directed the Waterfront

to upgrade the existing guardrail by adding two horizontal boards to meet the code requirements of gaps no greater than 4". ABR's decision also included the installation of a cable rail alternative on the seaward finger of the wharf. This will help preserve views where there currently is no rail and is a relatively short distance compared to the length of all the existing guardrail on Stearns Wharf which will keep the cost down. Wooden guardrail will also be installed along the section of the wharf between the maintenance shed and the passenger loading ramp where there currently is none. This section will be consistent with the majority of the wharf (Attachment 2) but staff will consider methods of installation that will allow for easy removal if loading or offloading of cargo is ever necessary on the wharf.

This project requires approval from the Coastal Commission and a building permit. Once those tasks are complete, staff will work up a detailed cost estimate and a schedule. The cost can vary considerably depending on whether or not the guardrail upgrade/installation is done by staff or a contractor. Regardless of who installs the guardrail, it will likely be done in phases over several years considering the length of the guardrail surrounding the wharf.

Attachments    1. Marina One  
                      2. Stearns Wharf

Prepared by:    Karl Treiberg, Waterfront Facilities Manager



**Attachment #1**

<b>Marina 1 Replacement Project Phase 7 Fingers "E", "F" &amp; "G"</b>			
REVISIONS	DATE: 9/8/2016	SCALE: NTS	APPROVED BY: K. JENSEN
	ADDRESS:		
City of Santa Barbara Waterfront Department			DRAWN BY: T. LAWLER SHEET NO: 1 OF 1 DRAWING NAME:

CABRILLO

BOULEVARD

Stearns Wharf

# Stearns Wharf Guardrail Project

- LEGEND**
- Upgrade Existing Guardrail
  - New Wood Guardrail
  - New Cable Guardrail

