

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: February 26, 2009
To: Harbor Commission
From: John N. Bridley, Waterfront Director
Subject: **Facilities Management Report**

Stearns Wharf Projects

Annual Pile Driving Project

Schock Construction Company completed the Stearns Wharf Annual Pile Driving Project on February 19. Work on Stearns Wharf was combined with pile, stringer, and deck board replacement on the City Pier. Staff took advantage of Schock's low bid to install additional stringers on the City Pier and four additional piles on Stearns Wharf. Schock also installed two new valves in a 500' section of the 8" fire line on Stearns Wharf allowing staff to isolate and repair the pipe as necessary while still keeping it in service. The additional work increased the contract by approximately \$25,000 but the project is still significantly under budget.

PLR Emergency Generator

A generator used to power the passenger loading ramp (PLR) will be installed in the same location as the dive locker located on the south side of the maintenance shed. While installing new piles in the vicinity of the maintenance shed, staff identified several rotten stringers. Staff will replace all the stringers and deck boards in this location prior to installation of the PLR emergency generator in March. The new generator will provide electricity to the PLR, roadway lights, and compressors that run the lift stations during a prolonged power outage. Installation of the PLR emergency generator was included in the FY2009 Capital Improvement Program.

Harbor Projects

Marina One Emergency Egress Float

Upon review of the Marina One Replacement Project preliminary plans, the California Department of Boating and Waterways (DBAW) recommended installation of an additional gangway for use to exit Marina One in an emergency. This was deemed infeasible due to the exposed location of the existing gangway in large swells and the necessity to make major structural improvements to the existing bulkhead. An emergency egress float was designed to link the Marina One main headwalk with Fish Float South. This location was "bridged" by Harbor Patrol vessels during last February's large swell and the electrical distribution panel fire last fall. The 4' wide by 10' long float

can be easily deployed by slipholders in an emergency providing safe egress in an emergency.

Accommodation Dock Extension

Thousands of vessels tie up to the accommodation dock every year. The dock is over 15 years old and in need of an upgrade. Staff is considering extending the dock 20' and widening it from 6' to 8' (attached). This upgrade should stabilize the dock and accommodate more and larger vessels but may adversely impact the turning basin between the City Pier and Marina One. In an effort to gage the impact on boaters, staff has mocked up the 20' extension using the emergency egress float. Depending on comments from boaters, staff will modify the design and solicit additional feedback or advance the existing proposal through the permitting process. The Waterfront CIP includes \$10,000 in this fiscal year for design and permitting and \$40,000 in FY 2010 for construction. Boaters are encouraged to contact Harbor Patrol or other Waterfront staff to let us know what they think of the proposed dock extension.

Marina One Electrical Repairs

Five transformers on the Marina One main headwalk provide electrical service to all the slips on "A" through "P" fingers. The transformers are fed from the distribution panel at the foot of the gangway through conduits hung from the walers. Many of the hangars have deteriorated over time and several long sections of conduit have sunk to the bottom of the harbor. Staff was able to retrieve some of the conduit and re-attach it to the walers but two long sections of conduit are beyond repair. Although there is currently electrical service through these conduits they are unsafe, unreliable, and need to be replaced. Installing new conduits and pulling new cable would be very time consuming, expensive, and would result in lengthy power outages. Staff has received two quotes to install submarine cables to replace the sunken conduits. Smith Electric submitted the lowest quote of \$48,000. The submarine cables can be installed while electrical service is maintained through the existing conduits. The switchover to the submarine cables will take significantly less time resulting in minimal power outage to Marina One slips. This project will be completed by the end of March and should provide safe and reliable electrical service until all the utilities are replaced as part of the Marina One Replacement Project.

Attachment: Accommodation Dock Drawing

Prepared by: Karl Treiberg, Waterfront Facilities Manager