

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: July 16, 2009
To: Harbor Commission
From: John N. Bridley, Waterfront Director
Subject: **Facilities Management Report**

HARBOR

Marina One Replacement Project

Twenty-three people attended the Marina One Replacement Project pre-bid job walk and five very competitive bids were received on June 2. The engineer's cost estimate was \$1,800,000 for construction and AIS Construction Company submitted a low bid of \$1,781,840. Three other bids were within \$100,000 of the low bid confirming the bidding climate is still very competitive for capital projects. Construction management including inspection will be provided by the Public Works Department. Additional construction support services will be provided by URS/Cash for approximately \$40,000.

The California Department of Boating and Waterways (DBAW) has approved a loan to the Waterfront of \$5,500,000 for construction of Phases 1 – 4. DBAW expects to complete loan documents by the middle of July. Originally the documents were expected in late May and receiving the documents one month later will postpone construction accordingly. The Waterfront Director has the authority to sign the loan documents and upon execution of the documents by the Waterfront and DBAW, staff expects to take the construction contract to Council on July 28 for approval. The project schedule (exhibit A) has been revised to reflect these changes and staff expects the project can still be completed in the spring of 2009.

The schedule includes a generous amount of time for both landside and waterside construction. Upon execution of the contract with AIS, staff will work with them to review and refine the project schedule as necessary. A series of meetings will be held with Marina One slipholders to inform them of the project schedule, status, and potential impacts to boaters. The draft Vessel Displacement Plan will be revised as necessary and presented to affected boaters as soon as possible. Staff will attempt to accommodate as many vessels as possible in Santa Barbara Harbor. If vessels cannot be relocated in the harbor, owners will be given plenty of lead time to make alternative berthing arrangements during construction. In addition, slipholders will be informed of other construction related impacts such as interruption of utility services or limited access as soon as possible.

Breakwater Cap Repair Project – Phase 3

Phase 3 construction of the Breakwater Cap Repair Project is complete. Lash Construction, Inc. (Lash) removed the temporary support structure along the

breakwater, cleaned up the construction site, and installed the handrails and flagpoles the day before the 4th of July festivities. Two contract change orders were executed during construction to allow for a design discrepancy in the slab width involving minor reconstruction of a short section of the Lost at Sea Memorial and importation of fill rock placed along the elevated walkway on the harborside of the breakwater. The change orders increased the original bid amount by \$32,000 for a total construction cost of \$605,600. Construction of Phase 3 completes replacement of the breakwater cap out to the sandspit providing improved infra-structure protection to the harbor from future coastal storms.

Emergency Egress Float

At the February 2009 Harbor Commission meeting, staff reported on the installation of an emergency egress float for Marina One. Providing emergency egress from the marina was a condition of approval for the California Department of Boating and Waterways (Cal Boating) loan for the first four phases of the Marina One Replacement Project. Staff will provide a demonstration of how to deploy the float in an emergency.

STEARNS WHARF

Passenger Loading Ramp Emergency Generator

Installation of the Passenger Loading Ramp (PLR) emergency generator was completed in mid June. The existing dive shed located on the south side of the maintenance shop was reconstructed to accommodate the 80kW generator. Staff designed and constructed the new shed, installed conduit and wired the PLR, compressors that provide air to the lift stations, and several street lights to the generator. The generator will turn on automatically during a power outage providing electricity to these key facilities. This project is a fine example of staff's excellent craftsmanship and ability to construct such a complicated project. This project was included in the Waterfront's CIP for \$35,000.

Bob Zimmer Retirement

After 25 years of dedicated service, Stearns Wharf Supervisor, Bob Zimmer is retiring. Bob began his career at the Parks Department in 1984 but moved to the Waterfront shortly thereafter. Bob moved up through the ranks quickly and was promoted to Wharf Supervisor in 1998. His assignment to the wharf was truly a baptism by fire when the catastrophic fire occurred only two months after he arrived. Bob has an unparalleled knowledge of all the wharf systems and structure. In addition to major reconstruction of the wharf after the 1998 fire, Bob has overseen numerous large scale projects ensuring the structural integrity and aesthetic appeal of the wharf. Bob's enthusiasm and excellent work ethic will be missed.

Prepared by: Karl Treiberg, Waterfront Facilities Manager