

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: July 15, 2010
To: Harbor Commission
From: John N. Bridley, Waterfront Director
Subject: **Facilities Management Report**

Marina One Replacement Project – Phase 1 Construction

Phase 1 of the Marina One Replacement Project is almost complete. On May 25 – 26, AIS Construction Company and their subcontractor, Bellingham Marine (BMI), did a remarkable job moving 1160' of new docks that had been assembled along the old headwalk into position. This task required the complete removal of the old docks, which was completed in less than six hours. Once the new docks were pushed into place, "A" through "P" fingers were left stranded while transition floats were installed at each finger. The contractor had the foresight to install temporary utilities with enough slack to restore service immediately with the installation of the transition floats. This was the most complicated part of the project with the potential for many things to go wrong. Fortunately, the contractor and staff anticipated many possible problems and the procedure was completed as planned. Although the marina was technically closed, the harbor's water taxi, *Lil Toot*, provided access to over 200 people maintaining business as usual. Once the new gangway was installed, the marina was once again opened with complete access to all but the slips adjacent to the headwalk.

Re-positioning the new docks, installing the transition floats, and hanging the new gangway only took two days, but the contractor worked the next five weeks on a variety of items to complete the project. The temporary electrical wiring all over the docks was replaced with a permanent wiring inside the docks. Over 5,000' of water and sewer lines were attached to the dock with new valves and replacement of the existing piping at the bulkhead. A new, wider gate was installed at the foot of the gangway to facilitate access to the marina. And, perhaps the most noticeable improvement was the installation of dozens of lights along the north side of the main headwalk.

AIS and BMI have almost fulfilled their contractual obligations, but like all good construction projects there are several non-contractual items that will have to be addressed. Slipholders in Marina One will notice staff installing more durable attachments from the transition floats to each finger, a few new cleats, and replacing some waterline clamps in key locations. A new light will be installed at the gate along with some bird prevention material thus completing Phase 1.

Construction lasted longer than anticipated and staff is extremely grateful to the Marina One slipholders for their patience during this very complicated and disruptive project. Phase 1 was completed within the \$1,959,000 budget with an acceptable amount of change orders and few outstanding payment items still to be considered.

The Waterfront received a \$5,500,000 loan from the California Department of Boating and Waterways (DBAW) in 2009 for Phases 1 - 4. Phases 2 - 4 have been combined into one set of plans and specifications. The plans are currently out to bid with bids due July 28, 2010. Construction of Phase 2 is tentatively scheduled for the spring of 2011, with Phase 3 and 4 construction scheduled for 2012 and 2013 respectively.

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