

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: September 16, 2010
To: Harbor Commission
From: John N. Bridley, Waterfront Director
Subject: **Facilities Management Report**

Annual Slurry Seal Project

With almost 700 stalls available to the public, the Harbor Main and Launch Ramp parking lots provide a majority of the parking for the harbor commercial area. 2003 was the last time these lots received a fresh coat of asphalt and are currently in need of maintenance to prevent much more costly and time consuming repair in the future. Maintenance consists of pavement preparation, crack sealing, and an application of asphalt slurry. Considering the heavy use and potential impacts to access the harbor, staff is working closely with the contractors to expedite the project and provide as much parking as possible during construction.

Pavement preparation includes the removal and replacement of deteriorated asphalt throughout the lots. Several curbs surrounding the landscaped areas have cracked due to root upheaval and will also be replaced. Work will take place over three days beginning September 20. The westerly half the Harbor Main lot will be closed to the public, the first day with traffic routed to the easterly section. Pavement maintenance will continue the second day in the launch ramp with partial closure of the lot allowing for boat launches to continue. The easterly section of the Harbor Main lot will be closed on September 22 for the conclusion of the pavement preparation.

Both lots are riddled with cracks that will be sealed one week prior to the application of asphalt slurry. The contractor will need unlimited access to large sections of the lots in order to prepare and seal all of the cracks. Lot closures will be very similar to those for pavement preparation with limited access for approximately three days..

The most disruptive part of the project is the application of asphalt slurry over approximately eight acres of the Harbor Main and Launch Ramp parking lots. Tentatively scheduled for the last two weeks in October, the lots will be divided into northerly and southerly sections for maintenance. Each section will be closed for one week to allow the contractor to sweep the lots, apply the slurry, and re-stripe all of the stalls. Ingress and egress will take advantage of existing access points along Cabrillo Blvd. adjacent to Los Banos Pool and the northeast corner of the Launch Ramp lot. Two lanes will be available for launching for the duration of the project.

Four accessible stalls will be added to the lots to meet Americans with Disabilities Act requirements. Fortunately, the stalls can be placed adjacent to existing buffer areas and no parking will be lost as a result.

The contractor will be challenged to apply asphalt slurry to the lots in two weeks. If necessary, the schedule may be adjusted to allow for smaller sections to be maintained over a longer period. Considering the potential disruption, staff will post the lots one week in advance of the project. The marina gates will also be posted and SBCC will be notified of the pending project. \$250,000 was included in the Waterfront's Capital Improvement Program for fiscal year 2010 to complete this project.

Prepared by: Karl Treiberg, Waterfront Facilities Manager