

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: October 21, 2010
To: Harbor Commission
From: John N. Bridley, Waterfront Director
Subject: **Facilities Management Report**

STEARNS WHARF

Heavy Timber and Pile Replacement

The annual inspection of Stearns Wharf's structural elements is complete. Information compiled during the annual inspection provides the scope of work for the Annual Pile Driving Project tentatively scheduled to begin in January. Staff identified 17 piles, 150' of pile cap, and various stringers that need replacement. Three hundred deck boards are replaced every year in an effort to maintain a relatively smooth surface over approximately four acres of deck. This project is included in our Six-year Capital Improvement Program (CIP) and funded for \$300,000. Bids for the project will be solicited in November with a bid opening in December.

The majority of the wharf's support structure is wood with the exception of two areas. Steel piles were installed under Moby Dick's Restaurant after the 1998 fire and steel piles were also installed under the Ty Warner Sea Center in 2004 for structural reasons. The steel piles under Moby Dick's Restaurant have begun to rust and a contract has been awarded to Doukis Painting to remove the rust and re-coat deteriorating portions of the piles and caps. Staff designed scaffold jacks that attached to the piles and provide a work platform for coating the piles. The scaffold jacks will also be used to re-coat the steel piles under the Sea Center in the next couple years.

HARBOR

Annual Slurry Seal Project

The first task of the Waterfront's annual slurry seal project in the Harbor Main and Launch Ramp parking lots was recently completed. Pavement preparation includes the removal and replacement of deteriorated sections of the lots. Granite Construction Company replaced and repaired over 9,000 sq. ft. of asphalt throughout the lots including some additional work in the Leadbetter lot for a total cost of approximately \$51,000.

Three tasks remain including crack sealing, an application of asphalt slurry and striping. Public Works administers this project and have yet to award a contract to the low bidder for these remaining tasks. Staff assumes a contract will be awarded soon and the

remaining work will be completed during November. Limited access and partial lot closures will be necessary for the remaining tasks similar to what occurred during the pavement preparation. Staff will post the marina gates and the lots prior to resuming work in an effort to notify all affected members of the harbor community.

Waterfront Center Improvements

The owners of Chuck's Waterfront Grill developed plans to remodel the ground floor patio and change the exterior color of the Waterfront Center Building in an effort to attract more customers and improve business. Their proposal was reviewed and approved by the City's Historic Landmarks Committee in 2009. The Waterfront Department has renegotiated a lease with the restaurant owners allowing for the proposed improvements and providing some financial assistance through a revised construction allowance in the new lease.

The proposed improvements include restoration of the exterior building to its original ochre color, addition of a glass windscreen around the ground floor patio, installation of radiant or forced-air heating to the patio, and construction of a canvas sail-like awning over the patio area. Construction is scheduled to begin October 12 with demolition of the deck. The Waterfront has contracted with Versicolor Painting Company to paint the entire Waterfront Center Building beginning October 25. Versicolor submitted a low bid of \$52,000 for the proposed work, which will be paid for out of the common area maintenance (CAM) budget for the building. Completion of the project is expected by the middle of December.

Prepared by: Karl Treiberg, Waterfront Facilities Manager