

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: April 21, 2011
To: Harbor Commission
From: John N. Bridley, Waterfront Director
Subject: **Facilities Management Report**

Stearns Wharf Annual Pile Driving

Annual pile driving and heavy timber replacement was recently completed on Stearns Wharf. Schock Construction replaced 21 piles, several hundred feet of pile cap, various stringers, and deck boards. The majority of the work occurred on the roadway requiring most of the project to be completed at night. Despite several change orders to replace rotting timbers discovered during otherwise planned construction, the overall project including labor and materials was under the Capital Improvement Program budget of \$300,000. This annual project continues to make the structural improvements necessary to maintain the Waterfront's most vulnerable and valuable facility.

Waterfront Facilities Worker Rescues Swimmer

The majority of the annual pile driving work takes place at night so that the wharf can remain open for business during the day. Nevertheless, there are still many visitors to the wharf and surrounding beaches all night. On April 11, at approximately 4:00 a.m., Waterfront Maintenance Worker, Nick Negro, and the contractor noticed a swimmer near the wharf. People occasionally swim at night and the individual didn't appear in distress. Nick and the contractor kept an eye on the swimmer and eventually noticed the swimmer face down and not moving. After contacting Harbor Patrol, Nick courageously jumped off the wharf into the 53 degree water and swam the victim to shore. Nick and the victim were immediately met on the beach by paramedics and firefighters who took over patient care. The victim had a pulse and was breathing when transported to the hospital but unfortunately died upon arrival.

Despite the unfortunate outcome, Nick's actions were nothing short of heroic. Nick is a graduate of SBCC's Marine Tech Program and a member of the Waterfront's dive team. He received Emergency Medical Technician (EMT) training while at SBCC and put those skills to use as he swam the victim to shore and did all he could to keep her conscious and breathing. His efforts to save a life were extraordinary. Nick is a tremendous asset to the Waterfront Department and the harbor community.

Federal Channel Dredging

The Corps of Engineers contractor, AIS Construction, completed spring cycle dredging in late March. This was a very mild year with respect to large swells and there was very

little accumulation of sand in the Federal Channel. Fortunately the dredging required to maintain a safe channel was minimal coinciding with limited funds available to the Corps for this dredging cycle. With such limited dredging of the main channel there were adequate funds to allow dredging of Area 4, the portion of the Federal Channel extending from the tip of the rock groin to an area opposite Marina One "R" finger. This area has not been dredged in over a decade increasing the dept from an average of -11' MLLW (mean lower low water) to approximately -15' MLLW. This will allow deeper draft vessels such as tall ships to navigate safely to our largest transient slips at Marina One "R" and "S" endties all the way down the channel to the fuel dock.

Similar to last summer, AIS was required to completely remove the dredge yard. The Corps agreed to include that requirement in the most recent bid package resulting in a more open West Beach for beachgoers to enjoy all summer. AIS also removed the submarine dredge discharge pipeline that normally runs from the shoreline at West Beach to the dredge. This submarine pipe will no longer be an impediment to small craft enjoying the quiet waters of West Beach during the summer.

Marina One Replacement Project – Phase 2 Construction

Construction commenced in early February with the demolition of "P" finger. Bellingham Marine Industries (BMI) installed new docks by the end of the month including an extension adding four new slips. BMI, Waterfront staff, and the City's Electrical Inspector worked carefully on the detailed electrical design resulting in some unforeseen delays while ensuring installation of a safe and reliable electrical system. Once the electrical details were approved, installation of the all the utilities and dock amenities proceeded quickly with "P" slipholders returning to their berths March 24-26.

Demolition of "O" finger began the following week once the existing boats were relocated to the slips were the "P" finger vessels had been during construction of their slips. The new "O" finger docks have been installed with most of the utilities and dock amenities. Final inspection of the new docks is tentatively scheduled for the middle of May when the displaced vessels will be able to return to their new slips.

The base bid for Phase 2 including the "P" finger extension was \$1,774,000. One contract change order has been processed to date to include contractor purchased and installed dock boxes and power centers. Along with a substantial credit from eliminating an unnecessary concrete additive, the net change order increase to date is \$45,529. This is a very modest change order for a project of this magnitude.

The Waterfront's contract with BMI includes construction of Phase 3 ("N" finger) and Phase 4 ("L" and "M" fingers). There are adequate loan funds from the Department of Boating and Waterways (DBAW) to proceed with Phase 3 next fiscal year. DBAW has included funds for Phase 4 in their FY2012 budget which is currently under consideration by the state legislature.

Marina 3 Restroom Remodel

Marina 3 is Santa Barbara Harbor's Americans With Disabilities Act (ADA) compliant marina. In 2008, an ADA Transition Plan was prepared for the marina identifying a number of required improvements to maintain compliance and obviate the need to make similar upgrades in Marina One. The majority of the improvements are related to the Marina 3 restroom.

The restroom was originally constructed in the 1960's and making the required ADA improvements requires a significant remodel of the facility. Local architect, Paul Poirier, was hired to prepare a remodel design consistent with some of the recently remodeled restrooms in the city. Poirier prepared a full set of plans that were put out to bid in March. Three bids were received with a low bid of \$163,000 submitted by R.W. Smith Construction. The bid was more than anticipated by staff but reflects the extensive improvements necessary to remodel such an old facility. Funding for two projects, Marina 3 ADA and Harbor ADA Restrooms Remodel, were included in the FY2011 Capital Improvement Program.

Construction is tentatively scheduled to begin the week of April 18. Temporary shower and restroom facilities will be provided in two separate trailers and made available to slipholders as soon as construction begins. Construction should take approximately 4-5 weeks to complete resulting in a modern and ADA compliant restroom.

Prepared by: Karl Treiberg, Waterfront Facilities Manager