

# CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

## MEMORANDUM

**Date:** July 21, 2011  
**To:** Harbor Commission  
**From:** Scott Riedman, Interim Waterfront Director  
**Subject:** **Facilities Management Report**

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### **Minor Capital Improvement Projects**

A key performance objective of the Facilities Division is the completion of 80% of Minor Capital Improvement Projects (Minor CIPs) identified by staff at the beginning of each fiscal year. Minor CIPs include a wide variety of projects throughout Stearns Wharf, the harbor, and the Waterfront parking lots. The projects are typically constructed by staff although some are completed by contractors. During fiscal year 2012, staff identified 32 projects, 24 of which were completed coming up one project short of the Division's goal of 80% completion. This continues to be a very challenging objective and a good measure of the Facilities Division's productivity.

Several important projects were completed during the fourth quarter of the fiscal year including two major restroom remodels and two important dock improvement projects.

#### Marina 3 Restroom Remodel

R.W. Smith began construction in mid-April. The entire interior of the restroom was completely demolished with the entrance to the restroom and showers reconfigured to meet Americans with Disabilities Act (ADA) requirements. New tile was set throughout the restroom consistent with recent restroom remodels downtown. Temporary facilities were made available to slipholders during the six week construction period. There were several change orders with the final cost of \$168,000, slightly above the original bid amount. Future remodels of other marina restrooms will be pursued as capital funding allows.

#### Leadbetter Restroom

The Waterfront assumed responsibility for repair and maintenance of the restroom located near Leadbetter Beach as a result of Council's adoption of the FY 2010 budget. After several public complaints about the condition of the restroom, staff scheduled some upgrades including minor roof repairs, interior painting, and new fixtures. Upon removal of the skylights and some flashing on the roof, it was apparent there was extensive dry rot damage to the roof's support structure that had to be replaced. The roof was stripped and the rotten timbers replaced requiring much more extensive interior repairs as well. Staff worked with several contractors for six weeks to complete

the necessary upgrades. At \$70,000, the cost of the repairs was much more than staff anticipated, but the end result is a much more aesthetically pleasing and structurally sound facility.

### Marina 3B Endtie

Marina 3 is the harbor's ADA compliant marina. A switchback gangway was installed in 1998 to facilitate exiting the marina during the lowest tides. Eleven slips have been designated as ADA slips as required by code including the endtie at 3B. The endtie is the largest slip available in Marina 3 and as a transient slip; it is also available for the loading and offloading of disabled boaters for any vessel in the harbor.

The California Department of Boating and Waterways administers the Boating Infrastructure Grant (BIG) program making funds available for the construction of transient slips. The Waterfront was awarded a \$50,000 BIG grant in 2009 to widen the endtie from 4' to 8'. Staff designed the project, which was ultimately approved by a variety of agencies in late 2010. The project was bid out along with the Accommodation Dock project with a low bid of \$31,000 submitted by Schock Construction Company. This project is a significant improvement providing a much more stable and accessible dock for disabled boaters.

### Accommodation Dock

The Accommodation Dock serves thousands of boaters every year. At 6' wide and almost 20 years old, the dock was no longer stable and in need of replacement. Staff designed a project to increase the width to 8' and extend the dock 15'. This project went out to bid at the same time as the Marina 3B Endtie project with Schock Construction Company submitting a low bid of \$80,000. A new concrete pile was installed at the end of the 15' extension for additional stability. The remaining section of the Accommodation Dock where the patrol boats are moored will be evaluated and possibly scheduled for an upgrade in the next couple years.

Prepared by: Karl Treiberg, Waterfront Facilities Manager