

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: October 20, 2011
To: Harbor Commission
From: Scott Riedman, Interim Waterfront Director
Subject: **Facilities Management Report**

Marina One Replacement Project – Phase 3 Construction

The multi-phased Marina One Replacement Project commenced in 2009 with the construction of Phase 1, replacement of the main headwalk. Staff combined Phases 2 – 4 into a single bid package last summer with Bellingham Marine Industries (BMI) submitting a low bid of \$4,215,000. One phase per year is scheduled for construction with the completion of Phase 2 last year and construction of Phase 3 beginning last week.

Phase 3 construction includes the complete replacement of “N” finger. The project includes installation of new concrete docks, electrical system, dock boxes, power centers, domestic and fire water systems. Significant work on the utility system was completed during Phase 1 along the main headwalk in anticipation of building out future phases with the expectation that the duration of construction during future phases would be minimized.

Similar to the recently completed Phase 2, construction consists of three main tasks: demolition, dock installation, and utility installation. A considerable amount of pre-project planning has gone into Phase 3 with the expectation that construction will be completed in 4 – 5 weeks. All the vessels on “N” finger have been reassigned slips elsewhere in the harbor resulting in very few visitor slips available for the duration of the project.

Funding for Phases 1 – 3 has been provided through a \$5.5 million loan from the Department of Boating and Waterways (DBAW). On October 26, the DBAW Commission will consider an additional loan of \$1.7 million for Phase 4, the replacement of “L” and “M” fingers. The state budget has been approved with these funds identified in the Harbors and Watercraft Revolving Fund. Staff has requested a modified scope of work to include the addition of eight slips to “F” finger at the former location of the dry dock. Some of the demolished docks from “M” finger will be used as temporary berthing until new docks are installed as part of Phase 7. Construction of Phase 4 is likely to occur during the fall/winter of 2012.

Boating Trails Launch Ramp Project

The Department of Boating and Waterways (DBAW) administers two different grant programs for improvements to launch ramps. The center of the launch ramp was replaced using DBAW grant funds in 2001, but the east and west sides of the launch ramp were constructed in the 1960s and have deteriorated to the extent that they are no longer suitable for launching vessels. Staff applied for grants from the two different DBAW grant programs for each side of the launch ramp.

Last year DBAW awarded \$450,000 from the Boating Trails Grant Program to the Waterfront Department for improvements to the east side of the launch ramp. Boating Trails grant funds are to be used exclusively for improvements to facilities serving non-motorized vessels such as kayaks, sailing dinghies, and small outrigger canoes.

Moffatt & Nichol, Inc. was selected through an RFP process to design the improvements to the east side of the launch ramp. Those improvements include a non-skid surface that provides traction for vehicles to launch trailers, but not too coarse to walk on. A low freeboard dock is also included in the design to facilitate launching non-motorized vessels. The project is currently out to bid with bids opening on November 15. Construction is tentatively scheduled for winter 2012. The cost estimate for the project is over \$450,000 not including engineering design. Depending on the bids and considering the limited grant funds available, additional funds may need to be re-programmed to this project from other capital improvements that are under budget.

DBAW also administers a Local Assistance Grant Program for launch ramps. On October 26, the DBAW Commission will consider granting \$350,000 for improvements to the west side of the launch ramp. Those improvements include the addition of two launching lanes (without a boarding float) and a vessel washdown area. Assuming the grant funds are approved, the project will be designed in the spring of 2012 with construction tentatively scheduled for the fall.

Prepared by: Karl Treiberg, Waterfront Facilities Manager