

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: June 21, 2012
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Facilities Management Report**

Bike House

The Waterfront has provided bicycle storage for liveaboards in a small building adjacent to the Marina Four restroom for years. The original purpose for this building is unknown but appears under-utilized as a bike storage facility based on the condition of the bikes inside the building.

Work Inc., a non-profit division of the United Cerebral Palsy Foundation, provides custodial service for the Waterfront. Work Inc. staff meets daily in a fenced area adjacent to the boatyard referred to as the trash triangle. The employees store their personal belongings and custodial supplies at the trash triangle and Work Inc. supervisors assign employees their daily tasks at this location. There have been frequent conflicts between the boatyard operator and some of the Work Inc. crew mostly related to noise. This location also requires Work Inc. staff to cross Harbor Way on their way to Marinas 2, 3, and 4 where much of their custodial services are provided.

In an effort to reduce conflicts between the boatyard and Work Inc., reduce exposure to traffic on Harbor Way for the Work Inc. employees, and provide a more sanitary location for their daily meetings, Waterfront staff is considering moving Work Inc. into the bike house. The bike house will provide adequate storage for their personal belongings and custodial supplies. The majority of the Work Inc. crew can access their work sites without crossing Harbor Way or any other high traffic area.

Secure bike storage for liveaboards is an accommodation that Waterfront staff would still like to provide. Staff has identified several locations throughout the Waterfront where double bike storage lockers can be placed and assigned to liveaboards similar to the program currently in place. Bike lockers cost approximately \$1,500 each and can be installed with little effort. To recover the cost of the bike lockers, Waterfront staff is considering a modest fee for the use of the bike lockers. Staff expects the bike lockers could be installed by the end of August.

Launch Ramp Project

Shaw Contracting has completed construction of the Boating Trails Launch Ramp Project. The concrete portion of the launch ramp was completed in mid-May and was opened to the public at that time. A low-freeboard dock made of fiberglass was recently installed facilitating the launching of non-powered vessels such as kayaks, SUPs, small outrigger canoes, and sailing dinghies. Several minor changes were made during construction related to some design details omitted in the original bid package. The total project cost including design, construction, change orders, inspection, and construction management was \$493,000.

This project was funded by a \$450,000 grant from the California Department of Boating and Waterways (DBW) Boating Trails Program and was designed specifically to cater to non-powered watercraft only. The difference between the granted funds and the total cost of the project, \$43,000, is paid for out of the Waterfront's Harbor Preservation Fund (Capital Reserves Fund). DBW awarded \$350,000 grant to the Waterfront last year for re-construction of the westerly section of the launch ramp. Staff will solicit proposals for design this summer with construction tentatively scheduled for the spring of 2013.

Sea Landing Pedestrian Walkway

Tens of thousands of people visit Sea Landing every year. Many participate in the activities offered at the location such as whale watching, sport diving and sport fishing. Sea Landing also serves as the secure facility for passengers disembarking from cruise ships. With the recent increase in cruise ships the number of people passing through the Sea Landing area has increased significantly.

The Sea Landing building is the responsibility of the tenant. The adjacent sidewalk and landscaping are the responsibility of the Waterfront and are currently in poor condition. With the significant increase in visitors, staff has contracted with Arcadia Landscaping to design improvements to areas within Waterfront's responsibility with the goal of making the area safer and more aesthetically appealing.

Arcadia prepared a conceptual plan to improve the sidewalk, install a handrail, and change the landscaping consistent with the rest of the Waterfront. The sidewalk component includes new concrete with a tile mosaic of the City seal. A new handrail is proposed along the harbor side of the walkway where there currently is none. The landscaping currently consists of myoporum that has been infested with an insect known as psyllid. The City's arborist believes these trees will not survive this infestation and will continue to deteriorate. Arcadia proposes replacing the myoporum with palms along both sides of the walkway in addition to other drought tolerant landscaping commonly found in coastal habitats.

The conceptual plan will go before the City's Architectural Board of Review (ABR) on July 9. The plan will be modified, as appropriate, as it goes through the review process. Due to the limited scope of the project, ABR is the only review board that will consider this project.

A cost estimate will be developed for the project upon approval by ABR. Funding for this project will be considered as part of the Waterfront's FY 2014-2019 Capital Improvement Plan (CIP). The project will be ranked against other Waterfront CIP projects and may or may not be built depending on available funds.

Attachment: Bike House Occupancy

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