

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: August 16, 2012
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Facilities Management Report**

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 Waterfront parking lots. The projects are typically constructed by staff although some are completed by contractors. During fiscal year 2012, staff identified 26 projects, 20 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.

Harbor Projects:

- Seawall sidewalk repair
- Marina 3 solar thermal unit
- Loma Alta storm drain handrail repair
- Marina 1 east restroom interior painting
- Dock box replacement
- Installation of parking self-pay stations
- City Pier waterline replacement
- City Pier electrical replacement
- 119 building restroom remodel design
- Marina 2 redecking
- Marina 4B endtie widening design

Wharf Project:

- Hand rail along east side of Sea Center
- Rebuild maintenance shed doors
- Install pile jackets
- Replace 300 deck boards
- Replace two ladders
- Install 400' of plastic bullrail
- Seal Harbor Restaurant elevator shaft
- Rebuild two street lights
- Rebuild 219 building stairs

Development of the Waterfront's Major CIP begins the middle of September with a kick-off meeting held by Public Works. Projects will be identified and analyzed along with the preliminary FY 2014 Budget and brought to the Budget Committee and Harbor Commission in October or November for consideration.

Breakwater Cap Repair Project – Phase 4

Eleven contractors attended the mandatory pre-bid job walk on July 12, 2012, and four bids were received on August 2. Brough Construction, Inc. submitted a low bid of \$287,320 to construct the final 9 panels at the west end of the breakwater. This bid is considerably lower than the engineer's estimate of \$377,000, an indication that the bidding climate is still very competitive. Construction is tentatively scheduled to begin

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the middle of September and should be completed in early November before winter storms and large swells hit the harbor. The breakwater will be closed to the public but access to Marina One will be maintained for the duration of construction. This project will complete reconstruction of the breakwater cap and should provide protection from coastal storms for decades to come.

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