

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: February 21, 2013
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Facilities Management Report**

119 Building Restroom Remodel

The 119 Building is home to Brophy Bros. Restaurant, T-shirt Shop, and Sushi Go-Go. Public restrooms located on the south side of the building receive a tremendous amount of use and are no longer ADA compliant. The restrooms were last remodeled in the 1980s with minor upgrades completed 10 years ago. The extensive use and necessary ADA improvements requires a significant remodel of the facility. Local architect, Paul Poirier, provided a design similar to the recent remodel of the Marina 3 Restroom.

Southwest Construction submitted a low bid of \$90,100 to remodel the men's and women's restrooms. Construction started February 11 with demolition occurring overnight in an effort to minimize disruption to this very busy area. The contractor will work with Brophy Brothers Restaurant to concurrently make upgrades to their plumbing and deck on the second floor of the building. Construction is expected to take up to six weeks. Customers will be directed to other public restrooms located nearby for the duration of the project. Funding for the project as included in the FY2013 Capital Improvement Program.

Stearns Wharf Steel Pile Maintenance

The shoreward finger of Stearns Wharf was rebuilt after the Nature Conservancy's building burned down in 2002. The wooden piles damaged during the fire were replaced with 72 steel piles in 2004 when the Ty Warner Sea Center was constructed in the same location. The piles were coated with epoxy to minimize the steel's exposure to air and salt water. The shoreward finger is located in relatively shallow water and the steel piles are exposed to breaking waves during large swells. The epoxy coating on over half the steel piles has been severely damaged by these breaking waves and need repair. Staff is chipping off the coating coming loose from the piles and exposing the raw steel. A primer coat containing a rust inhibitor is applied to the exposed areas prior to re-coating with a two-part epoxy. Staff will also wrap these piles similar to the wood piles located under the majority of the wharf to provide additional protection.

The pile caps are also showing signs of rust and will also be recoated with epoxy. Staff will install custom pile jacks designed during similar work on steel piles under Moby Dick's Restaurant to provide access to the area immediately under the Sea Center. Bids to recoat the pile caps will be solicited in March for work to be conducted in the spring. The cost estimate for repairing the steel piles is approximately \$50,000 and should provide at least another decade of protection prior to requiring additional maintenance.

Prepared by: Karl Treiberg, Waterfront Facilities Manager