

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: April 18, 2013
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Facilities Management Report**

119 Building Restroom Remodel

Southwest Construction began work to remodel the 119 building restroom in February. Upon exposing the wall framing it was apparent that there were significant structural deficiencies in the southerly and westerly walls. A structural engineer was retained to prepare temporary shoring plans so the walls could be completely removed and rebuilt. Additional plans were prepared to rebuild the walls and provide the structural support for the second floor where Brophy Bros. Restaurant is located. The entire floor had to be removed in order to cast new footings for the rebuilt walls. All of the plumbing was removed as part of the demolition and replaced with new ABS pipe segregating the drainage for two restaurants and restrooms that flow through this area. Once the structural improvements are complete, construction on the original remodeling plans will resume.

The contractor submitted a low bid of \$90,100 to remodel the men's and women's restrooms. Modifying the plans to address structural and additional architectural issues cost \$12,000. Construction related to the structural upgrades was an additional \$64,000 bringing the total price of the project to \$166,100. Cost overruns of this magnitude are absorbed in the capital fund by projects that are under budget or funds out of the Waterfront's discretionary appropriated reserves of \$100,000 set aside annually for unexpected expenses. Designing and constructing the necessary structural improvements resulted in a six week delay to the project. As a result of this delay, construction is expected to be completed by the end of May.

Marina 4B Endtie Project

Marina 4B Endtie was modified in 2008 to provide berthing for three large vessels. Sixteen steel piles were installed to allow vessels such as the NOAA *R/V Shearwater* to tie up securely. During project development and construction staff realized that the endtie was only 4' wide and didn't meet current guidelines developed by the State Department of Boating and Waterways (DBW). Since then, staff developed a plan to systematically widen all of the endties on Marinas 2 through 4.

The first endtie widening project was at Marina 3B where the dock was widened to 8' in 2011 funded by a grant from DBW specifically dedicate to transient slips. The project was designed in-house with construction identifying some difficulties associated with these types of projects related to buoyancy. Staff recently prepared plans to widen the Marina 4B endtie from 4' to 6'. Schock Construction submitted a low bid of \$48,000 to build the

project. Construction is tentatively scheduled for the end of April but may be postponed until late May to maintain our inventory of large vessel berthing during the spring's cruise ship visits.

Launch Ramp Project

The Department of Boating and Waterways (DBW) awarded a \$350,000 grant in October 2012 to construct improvements to the westerly section of the launch ramp. Those improvements include the addition of two launching lanes (without a boarding float) and a vessel washdown area. A design was prepared by Moffat & Nichol Engineering, the same firm that designed the recently completed Boating Trails improvements at the easterly section of the launch ramp. Ten bids were received in mid-March with Whitaker Construction submitting a low bid of \$320,795.

Demolition of the existing concrete will commence in late April and will take approximately one week with grading and preparation for the new concrete ramp scheduled for completion by the middle of May. Similar to the Boating Trails project, the new ramp is comprised of pre-cast panels placed on grade with a crane. A new apron at the top of the launch ramp will be cast in place to conform to the existing parking lot. Although construction is starting later than originally planned, the new ramp should be open to the public by the end of June to accommodate the busy boating season.

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