

# CITY OF SANTA BARBARA WATERFRONT

## DEPARTMENT MEMORANDUM

**Date:** May 16, 2013  
**To:** Harbor Commission  
**From:** Scott Riedman, Waterfront Director  
**Subject:** **Facilities Management Report**

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### **Waterfront Custodial Services**

Custodial services at the Waterfront are provided by Work Inc., a non-profit organization, Service Master, a private contractor, and Waterfront Staff. Those services consist of sanitizing, periodic daily cleaning, and resupplying 13 restroom facilities as well as emptying over 100 trash receptacles throughout the harbor commercial area.

Work Inc. has provided custodial services to the Waterfront for over 25 years. Their main area of responsibility includes five restrooms (with shower facilities) in the marinas, three public restrooms in the harbor commercial area and the public restroom at Sea Landing. They sanitize the restrooms in the mornings, resupply, and provide periodic cleanings throughout the day. They also empty over 100 trash receptacles throughout the marinas and harbor commercial area daily. Council recently approved a new 2-year contract with Work Inc. for \$243,000 a 5% increase over the previous 2-year contract. Council has routinely exercised their authority per the SBMC to waive the formal bid process to renew the Work Inc. contract. Nevertheless, in 2007 staff solicited an informal bid from a private contractor. The proposed cost from the private contractor was \$290,000 to provide similar services.

Service Master submitted a low bid in 2012 to provide custodial services that include sanitizing and resupplying two restrooms at the Waterfront Center, and the public restrooms at the foot of Stearns Wharf, the Visitors Center, and Leadbetter Restroom. Waterfront staff conducts routine daily inspections and cleaning as necessary as well as opening and/or closing the restrooms. Service Master also provides cleaning services to the common area at the Waterfront Center. The Waterfront has a contract with Service Master to provide those services for \$90,000 per year with the authority to renew the contract for five years pending approval of annual increases due to inflation and/or an increase in the City's living wage.

A significant cost associated with servicing the restrooms is janitorial supplies. The Waterfront budgeted \$94,000 for FY2013 and will likely be slightly over budget by the end of the fiscal year. The City only purchases "green" cleaning products which tend to cost more than conventional cleaning products and aren't always as effective. "Green" cleaning products are constantly improving and with new products available every year.

At a cost of \$427,000, custodial services are approximately 12 % of the entire Facilities Division budget.

### **Fish Market Trench Drain Diversion**

The Santa Barbara Fish Market has been operating out of the west end of the 117 building since 2006. The business has grown dramatically with much of the operation expanding out into the alley on the north side of the building. The majority of the fish and other seafood products sold or distributed through the fish market are contained in totes or boxes packed in ice. The alley is frequently wet from melting ice with the melt water flowing down a trench drain into the harbor. Occasionally the melt water stagnates in the trench drain and creates unpleasant odors. Although the trench drain is cleaned on a regular basis, staff is looking into diverting the section of the trench drain behind the fish market into the sewer system.

Trench drain diversions are common and required for areas such as trash enclosures that are washed down on a regular basis. The wash water (in this case melt water) is diverted to the local sewer system and fitted with a shut off valve that is activated when it rains. Several of these systems are located throughout the Waterfront allowing the trash enclosures to be cleaned regularly without the wash water flowing into the harbor. The rainwater shut off valve is required by the City's Wastewater Division to minimize treating otherwise clean water during storms. Staff is currently working with the Santa Barbara Fish Market on the design and installation of a similar facility behind the fish market to allow for frequent cleaning, minimize odors, and protect the harbor's water quality.

Prepared by: Karl Treiberg, Waterfront Facilities Manager