

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

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

Stearns Wharf Steel Pile Maintenance

D&D Painting recently completed recoating of the steel piles under the Ty Warner Sea Center. The piles were installed in 2004 and coated with epoxy to minimize the steel's exposure to air and salt water. Similar to the steel piles under Moby Dick Restaurant, the epoxy coating deteriorates due to wave action and constant exposure to the marine environment. As the coating peels off, the raw steel begins to rust. Since these piles are under a building, they are extremely difficult to replace and therefore maintaining them by removing the rust and recoating the piles is necessary to extend their useful life.

Staff developed and installed an extensive network of scaffolding under the Sea Center to provide access for the painting contractor. Custom made brackets were fabricated to clamp to the piles. The brackets support planks for the workers to stand on as they prepare and then recoat the exposed steel. Installation of the scaffolding is labor intensive requiring a crew of four approximately 360 hours to provide the necessary access for the painting contractor. D&D Painting submitted a low bid of \$18,500 to coat the piles with limited extra work. The total cost of scaffolding material, in-house and contract labor was less than the \$50,000 budgeted for the project. The scaffolding will be stored at the maintenance yard for future work expected in the next 5 – 10 years.

Launch Ramp Project

Whitaker Construction Company recently completed construction of two new launch lanes and a washdown area at the westerly end of the launch ramp. The concrete portion of the launch ramp was completed in late June and was opened to the public at that time. The project was constructed as designed with the only changes to the scope of work related to excessive sediment removed from the area to facilitate construction. The total project cost of construction was \$336,000 with an additional \$45,000 in design, inspection and construction management services.

This project was funded by a \$350,000 grant from the California Department of Boating and Waterways (DBW) Public Assistance Program, a grant program dedicated to funding public boat launching facilities. The difference between the granted funds and the total cost of the project, \$31,000, is paid for out of the Waterfront's Harbor Preservation Fund (Capital Reserves Fund). The project completes the replacement of

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the entire launch ramp with construction in 2002, 2012, and 2013. All construction was primarily paid for with DBW grant funds. DBW never granted all the funds necessary to construct each section of the ramp but the funds provided greatly reduced the potential cost of the overall project. With the recent completion of construction, the launch ramp will serve the boating public for decades to come.

Prepared by: Karl Treiberg, Waterfront Facilities Manager