

# CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

## MEMORANDUM

**Date:** October 17, 2013  
**To:** Harbor Commission  
**From:** Scott Riedman, Waterfront Director  
**Subject:** **Facilities Management Report**

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### 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 2013, staff identified 25 projects, 22 of which were completed, exceeding the Facilities Division's goal of 80% completion. This was the first time in three years this objective was achieved and continues to be a good measure of the Facilities Division's productivity.

#### Harbor Projects:

- Stripe the Fish Market alley
- Redeck the Accommodation Dock
- Replace Ice House condenser
- Install Marina 2 solar thermal unit
- Repair Marina 1 east restroom sump tank
- Rebuild Marina 2B18 dock
- Redeck Travel Lift pier
- Refurbish bike house & install 7 bike lockers
- Install Luke self pay stations at Cabrillo lots
- Install new utilities to SBSC through seawall
- Replace City Pier waterline
- Replace Seawall sidewalk
- Redeck Marina 2 – 10 fingers
- Widen Marina 4B endtie
- Remodel 119 building restroom
- Replace 65 dock boxes

#### Wharf Projects:

- Install 60 pile wraps
- Replace 2 ladders
- Replace 4 street lights
- Replace 300 deck boards
- Install 15 fiberglass pile jackets
- Install 200' of recycled plastic bullrail

The majority of the projects were completed by Facilities Division staff. Many of these projects demonstrate staff's versatility, ingenuity, and their broad range of trade skills. Working over, on, and under the water poses significant challenges for many of these projects. Completing projects using our experienced and highly trained staff, including our dive team, saves a considerable amount of money compared to contracting out each project. Furthermore, staff gains an in-depth understanding of how our facilities are constructed and need to be maintained.

These projects are paid for out of the Facilities Division operating budget and the Waterfront's Capital Improvement Program (CIP) budget, also known as the Harbor Preservation Fund. The City of Santa Barbara defines CIP projects as costing over \$100,000 with a useful life of at least five years. Minor CIPs are those projects typically costing significantly less than \$100,000 but have a similarly long usefully life. In FY 2013, approximately \$550,000 was budgeted for Minor CIPs, a significant investment in the Waterfront's infrastructure.

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