

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: July 17, 2014
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: Facilities Management Report

ICE HOUSE IMPROVEMENTS

The most significant improvement to the ice house in years was recently completed by TRJ refrigeration. Replacing a key component of the ice making system, the evaporative condenser, was the primary improvement along with several other upgrades. The project required removal of the easterly portion of the roof in order to remove the old condenser and install the new condenser with a crane. The back wall of the ice house was also removed to facilitate installation. New water and refrigerant plumbing were installed and tested, confirming that several chronic leaks were finally sealed. A new variable-frequency drive motor was installed to reduce electrical use. The discharge augers were retrofitted with new bearings and a gear box to prevent future problems delivering the ice to fishermen. Several safety improvements were also completed including an escape hatch from the ice bin and a refrigerant detection system.

TRJ submitted a low bid of \$78,938 to complete the required work. Additional costs associated with the roof removal, wall replacement, and safety improvements increased the overall project cost to approximately \$100,000 for this most recent upgrade. This was the final improvement in a series of upgrades designed to ensure a more reliable facility capable of providing ice for the harbor's commercial fishing fleet. All improvements were paid for out of the Harbor Preservation Fund as part of the FY 2014 Capital Improvement Program.

MARINA ONE REPLACEMENT PROJECT PHASES 5 - 8 BID

Three contractors attended the mandatory pre-bid job walk but only one bid was received for the Marina One Replacement Project, Phases 5 - 8. Similar to the bid for Phases 2 - 4, the final four phases were combined into a single bid package. Only one phase per year will be constructed in an effort to ensure consistency of docking materials and construction. The bid package contained preliminary plans with a specification requiring a "Contractor Supplied Final Design." Construction projects of this nature tend to require very detailed shop drawings. However by only providing preliminary plans with the bid package, it eliminates duplication of effort and saves on engineering costs. Since the project involves construction of phases 6, 7, and 8 several years out, a line item for potential escalation or de-escalation of labor and material costs

was included to address potential variability in those costs. An alternate bid item to extend "F" finger was also included in the basis of bid for award.

Bellingham Marine Incorporated (BMI) submitted the low (and only) bid of \$6,851,250, slightly higher than the engineer's estimate of \$6,417,000. The engineer's estimate was based on the actual cost to construct Phases 1 - 4. Staff will recommend that Council award a contract for a total of \$7,193,813 on July 22, 2014. This includes the alternate bid item to extend "F" finger for \$191,440, and a 5% change order authority of \$342,563. Council action also includes the award of a \$70,550 contract with URS Corporation for construction support services.

The Waterfront received a \$7,300,000 loan from the California Parks Department – Division of Boating and Waterways (DBW) for the design and construction of Phases 5 - 8. The DBW loan will cover the cost of construction. Approximately \$350,000 in costs related to construction support services, inspection, and contract administration will be paid for out of the Harbor Preservation Fund. Construction of Phase 5, J & K fingers, is tentatively scheduled to begin in November.

Prepared by: Karl Treiberg, Waterfront Facilities Manager