

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: March 19, 2015
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Facilities Management Report**

FEDERAL CHANNEL DREDGING

AIS Construction Company is scheduled to begin the spring cycle dredging on March 16. Despite a relatively mild winter, there were several large swells which deposited a significant amount of sand in the Federal Channel. The Corps reduced the contracted volume of sediment for each cycle from 150,000 c.y. down to 120,000 c.y. with the current 3-year contract. The reduced volume of sand will be easily achievable for AIS and all dredging should be completed within three weeks. The dredge discharge location has been moved down-coast, opposite the Cabrillo ball fields, to more evenly distribute discharged sand along East Beach within the area available to the contractor. This will be the final dredge cycle for AIS Construction Company as their contract will be assumed by Pacific Dredge, a subsidiary of Pacific Tug. Several key AIS employees will work with Pacific Dredge to ensure a smooth transition to this new contractor.

MARINA ONE REPLACEMENT PROJECT – PHASE 5 CONSTRUCTION

Bellingham Marine Industries (BMI) recently completed Phase 5 of the Marina One Replacement Project. Phase 5 included replacement of “J” and “K” fingers which was completed in 9 weeks, four weeks quicker than Phase 4. There were no construction related problems and the project was completed two weeks ahead of schedule. BMI will prepare detailed plans for Phases 6 – 8 this summer with construction scheduled to resume in late fall or early winter on “H” and “I” fingers. With all phases funded by a loan from the Division of Boating and Waterways (DBW), the expected reimbursement for Phase 5 brings the total DBW debt to \$7,890,830 with a corresponding annual debt service of approximately \$479,780.

MARINA TWO REDECKING PROJECT

Facilities staff recently completed a major milestone by finishing the Marina Two redecking Project. This project started in 2008 with replacement of fingers on Marina 2C. The Facilities Division set performance objectives for the following five years to continue replacing finger docks on Marina 2B and 2A, eventually replacing all finger docks by 2013. Once the finger docks were replaced, improvements continued on the three main-walks which were completed last week. The project utilized the existing concrete floats, replacing only a few too damaged to reuse. Aside from the existing

floats, everything else was replaced including all lumber, wales, deck supports, cleats, hose bibs, rub rail, deck hardware, pile guides, and vault covers.

The completed project resulted in the replacement of 89 finger docks, three endties, and seven side ties. A total of 29,300 square feet of docks were replaced. Material costs were approximately \$175,000 and total labor costs were approximately \$846,000 for a total project cost of \$1,021,000. The unit cost of approximately \$35/sq. ft. compares favorably with similar work previously contracted out at close to \$100/sq. ft. and the Marina One Replacement Project which is approximately \$180/sq. ft. for concrete docks. This project is funded through the Waterfront's Marina Renovations Project included in the Capital Improvement Program at \$250,000 per year.

Staff has resumed similar work on Marina Four and will continue with this approach at replacing Marinas Three and Four.

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