

## CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

### MEMORANDUM

**Date:** February 16, 2017  
**To:** Harbor Commission  
**From:** Scott Riedman, Waterfront Director  
**Subject:** **Facilities Management Report**

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#### **STEARNS WHARF KIOSK**

Facilities maintenance staff recently completed installation of a new parking attendant kiosk on Stearns Wharf. The old kiosk was installed in the 1980s and outlived its useful life. Although a seemingly simple project, replacement of the kiosk in a public area visited by millions of people annually went through an exhaustive permitting and design process prior to fabrication of the kiosk. Designing the project consistent with Americans with Disabilities Act (ADA) codes proved difficult and created a unique construction challenge for staff.

The old kiosk was placed on an elevated island constructed with the same heavy timbers as the rest of the wharf. Upon demolition of the old kiosk, staff found several rotten timbers that had to be replaced. The island was essentially rebuilt to accommodate the new kiosk. Staff worked closely with Sentry Controls, our parking access equipment vendor, to reinstall the ticket dispensers, gate arms, and communications. The new kiosk is almost twice as large as the old one and is much more functional and comfortable for parking staff.

The biggest construction challenge was modifying the entry drive lane onto the wharf adjacent to the kiosk to meet ADA access requirements for disabled employees. The drive lane had to be raised to match the elevation of the walkway and the kiosk placed on the wooden island. To minimize impacts to wharf traffic, staff began work at midnight demolishing the old drive lane, replacing a few rotten timbers, and customizing wooden stringers to create a ramp up to the proper elevation. A separate crew took over at daybreak and worked all day installing new deck boards and ensuring the project was completed per plan. The majority of the Facilities Maintenance staff worked on this project to complete it as quickly as possible while demonstrating their versatility and knowledge of our unique facilities.

#### **SEA LANDING GANGWAY**

The Sea Landing Gangway Project was designed to improve access to all of their docking facilities and be ADA compliant. The project underwent the necessary review and approval process and went out to bid for construction last summer. Two bids were received and Hanley General Engineering submitted a low bid of \$141,000. Construction was originally scheduled to begin immediately after Labor Day and completed prior to the

first cruise ship visit of the fall season. It soon became apparent that this schedule was too ambitious and the project was postponed until winter. Hanley began construction in late January and immediately encountered some minor design flaws requiring several plan revisions. The plans have been revised as necessary and construction is underway.

ADA requires gangways to be 80' long in California regardless of the tidal range. The logical area to place the gangway is south of the Sea Landing building where it can service the existing docks. The design engineers did not realize that an old transformer to power the dredge was placed on the Rock Groin south of the project area. The 16kV electrical feed to the transformer was buried in landscaping in the vicinity of the new gangway abutment requiring revisions to the plans to incorporate several electrical conduits into the abutment. This required much more excavation, a minor realignment of the gangway, and a larger abutment. Most construction contracts include a 10% change order authority allowing the cost of these changes to be absorbed into the construction budget approved by Council.

The contractor is scheduled to complete construction of the new gangway abutment the week of February 13. They are also building a small dock that will be attached to the existing Sea Landing docks where the 80' gangway will land which will be installed at the same time. Topper Industries is the supplier of the gangway and should finish fabrication at their Woodland, Washington facility in time for delivery on February 17. Gangway installation is relatively simple and should only take one day to complete. Completion of this project will make Sea Landing an ADA compliant facility providing safe access to the docks for over 60,000 visitors annually.

Prepared by: Karl Treiberg, Waterfront Facilities Manager