

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: August 17, 2017
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: Facilities Management Report

STEARNS WHARF HEAVY TIMBER AND PILE REPLACEMENT

Annual pile driving and heavy timber replacement was recently completed on Stearns Wharf. Schock Contracting Corporation replaced 19 piles, 37' of pile cap, various stringers, and 110 deck boards. Two piles and a ladder were recently damaged during a boating accident in the wye. Fortunately the contractor was mobilized and able to include repairs as part of their contract. The majority of the work occurred during the night so that the wharf could remain open for business during daylight hours.

Schock also rebuilt one of the lift station platforms. There are three lift stations that pump wastewater off the wharf to the main trunk that runs along Cabrillo Boulevard. These lift stations are located below the deck and are exposed to wave action during the winter. The structural integrity of the platforms is vital to support equipment ensuring that wastewater from the restaurants and restrooms is safely pumped off the wharf with no spills.

This project was included in the Waterfront's Capital Improvement Program for \$400,000. The overall project cost including labor, materials, and hazardous material disposal was \$371,710, slightly under budget reflecting a scope of work less than normal. The City will seek reimbursement for the damages to the two piles and ladder caused by the boating accident in the wye. This annual project continues to make the structural improvements necessary to maintain the Waterfront's most vulnerable and valuable facility.

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 2017, staff identified 22 projects, 18 of which were completed (82%), exceeding the Facilities Division's goal of 80% completion. This objective continues to be a good measure of the Facilities Division's productivity.

Harbor Projects:

- Replace Waterfront Center roof ducts
- Install self-pay stations at ABR lots
- Remove Leadbetter lot kiosk
- Install harbor kiosk transfer switch
- Re-deck dive boat
- Re-plumb Garden lot restrooms
- Install wooden walkway at Sea Landing
- Marina 4B mainwalk re-decking
- 132 Building locker room remodel
- Harbor Commercial area beach security lighting

Wharf Projects:

- Install 300 deck boards
- Paint 219 Building
- Install 60' of plastic bullrail
- Install 16 fiberglass pile jackets
- Repair lift station No. 2 platform
- Replace parking kiosk at foot of wharf
- Replace windows on 217 Building
- Replace airline for lift station No. 3

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 less than \$100,000 but have a similarly long useful life. The Facilities Division spends approximately \$300,000 each year on minor capital improvement projects, a significant investment in the Waterfront's infrastructure.

UCP WORK INC.

UCP/Work, Incorporated (Work, Inc.) has provided janitorial services to the Waterfront since 1992. Work, Inc. is a non-profit organization providing vocational rehabilitation services to individuals with mental, developmental, and physical disabilities. These individuals are referred through the Department of Rehabilitation, Tri-Counties Regional Center, and Mental Health Services.

Work, Inc. provides a clean and safe environment for public enjoyment of the Harbor. Their staff is responsible for cleaning 20 restrooms throughout the harbor and four marinas, the commercial area of the Harbor, cleaning and maintaining two trash and recycling dumpster areas, cleaning and sweeping walkways and bike paths from Harbor Way to West Beach, and collecting trash in the commercial area and four marinas. Work, Inc. supervisors oversee their employees seven days a week, including holidays.

The Waterfront renews the contract with Work, Inc. annually which is approved by the City Council. The cost of Work Inc.'s services at the Waterfront for Fiscal Year 2018 is \$320,000, competitive pricing for the similar services provided by the private sector. Annual increases reflect changes in the minimum wage and occasionally their ability to secure grant funds. The Waterfront has enjoyed a 25-year relationship with Work Inc. Their employees are dependable, courteous, and take their work seriously. The program is well received by the harbor community.

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