

## CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

### MEMORANDUM

**Date:** October 19, 2017  
**To:** Harbor Commission  
**From:** Scott Riedman, Waterfront Director  
**Subject:** **Facilities Management Report**

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#### **MARINA ONE REPLACEMENT PROJECT – PHASE 8**

The final phase of the Marina One Replacement Project is scheduled to begin November 28<sup>th</sup>. Phase 8 includes the replacement of “A”, “B”, “C” and “D” fingers. Bellingham Marine Industries (BMI) will begin work with the replacement of “B” and “C” fingers. Demolition of the existing docks, installation of the new docks and utilities will be completed before the holidays allowing boaters to return to their slips prior to January 1<sup>st</sup>. Construction will resume January 2<sup>nd</sup> with “D” finger and then transition to “A” finger with completion expected by the middle of February. As with all the preceding phases, slip permittees will be relocated within Santa Barbara Harbor for the duration of construction on their respective docks. BMI has become very efficient installing new docks and slip permittees will be displaced 3 – 4 weeks at most.

The total BMI contract for Phases 5 – 8 was awarded in the amount of \$7,193,813 including a 5% change order authority. To date, there have been very few change orders and with the reduction of new slips from eight to four on “F” finger, there is a net credit of \$37,250 for the current contract, increasing the change order authority to approximately \$379,000. The contract also included an escalation allowance of \$400,000. This was done to allow contractors to bid the project at current (2014) costs for all phases without the risk of underbidding the final phases due to inflation. The allowable escalation for each phase is based on a CPI for the construction industry. BMI has been authorized to bill for an additional \$97,021 in escalation costs for Phases 6 and 7. Between the lack of change order costs and nominal escalation, the current contract is approximately \$612,000 under budget.

The Marina One Replacement Project Phases 1 – 8 includes the replacement of A – P fingers. Marina One Q – S fingers were constructed in 1998 and although they are structurally sound, there have been problems with the utilities. There is a significant design difference in that A – P fingers have the electrical system routed through chases in the center of the docks, and the water systems (fire and domestic) are hung on the outside of the dock where they can be easily inspected and repaired. All utilities on Q – S fingers are routed through chases inside the docks. This has become a significant problem for the water systems. Approximately six years ago, a leak was detected in the fire water system that could not be repaired. A new fire water system was installed on the outside of the dock and plumbed into the existing fire hose cabinets. A leak was recently detected at an inaccessible valve on the domestic water system that could not be repaired. Staff was able to encapsulate part of the valve in epoxy, stopping the leak. Nevertheless, this repair is inadequate and staff

expects failures in the domestic water system similar to what was experienced on the fire water system.

BMI is very experienced with all aspects of marina construction, including utility upgrades. Staff reviewed the domestic water system leak and the relocated fire water system with BMI and requested a quote to install a similar system. BMI submitted a quote of \$94,000 to replace the domestic water system for Q – S fingers placing it on the outside of the docks where it can be inspected and maintained by staff. Staff believes replacing the water system at this time is prudent, considering it may fail completely in the near future which would render Q – S fingers and the Marina One East Restroom without water for an indefinite amount of time. Furthermore, the current contract is over \$600,000 under budget, making it possible to absorb a \$94,000 change order. BMI will likely replace the Q – S water system upon completion of “A” finger.

Funding for the Marina One Replacement Project has been provided by a \$14,501,000 loan from the State Parks Division of Boating and Waterways (DBW). The cost estimate for Phase 8 is \$1,912,157 including engineering, inspection, and construction. To date, the Waterfront has been reimbursed \$11,055,980 by DBW for Phases 1 - 7. Staff will consider paying for Phase 8 with reserve funds if possible instead of requesting reimbursement from DBW. The annual debt service for Phases 1 – 7 is \$892,615 with the payoff in 20 years.

Prepared by: Karl Treiberg, Waterfront Facilities Manager