

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: October 18, 2018
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Facilities Management Report**

ANNUAL SLURRY SEAL PROJECT

The Waterfront Department operates and maintains seven parking lots along Cabrillo Boulevard and Shoreline Drive (Attachment 1). The Waterfront also has seasonal access to parking lots on Santa Barbara City College property, and Stearns Wharf has parking, but neither are part of the annual parking lot maintenance program. Lots surfaced with asphalt require periodic maintenance including pavement repair, a new coat of asphalt slurry, and striping. One or more lots are usually maintained each year with the exception of FY 2018 when no bids were received for the planned work, a reflection of the current bidding climate (few bidders and high prices). Fortunately, the Waterfront lots were recently included in the City's much larger \$6,000,000 pavement maintenance contract with several bids submitted for the work. The lots included in this year's contract are Harbor West, Launch Ramp, Garden Street, and the maintenance yard.

The Harbor West parking lot (Attachment 2) has 194 stalls including four stalls for oversize vehicles (RVs) and six ADA compliant stalls. Spot repairs were made to several areas within this lot by the City's Streets Division last spring to prepare the lot for a coat of asphalt slurry. Work on this lot and the adjacent maintenance yard will occur at the same time. Staff is considering adding a speedbump to this lot near the Leadbetter Restroom due to the high volume of pedestrian and vehicular traffic in this location.

The Launch Ramp (Attachment 3) will also receive a coat of asphalt slurry as part of the same contract. There are 185 stalls including 104 vehicle, 74 trailer, five ADA compliant, and two electrical vehicle charging stalls. Since maintaining access to a portion of the launch ramp at all times is essential, this lot will be maintained in two phases with approximately half of the trailer and vehicle stalls available at all times.

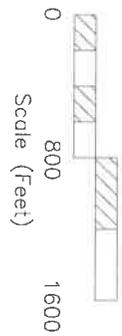
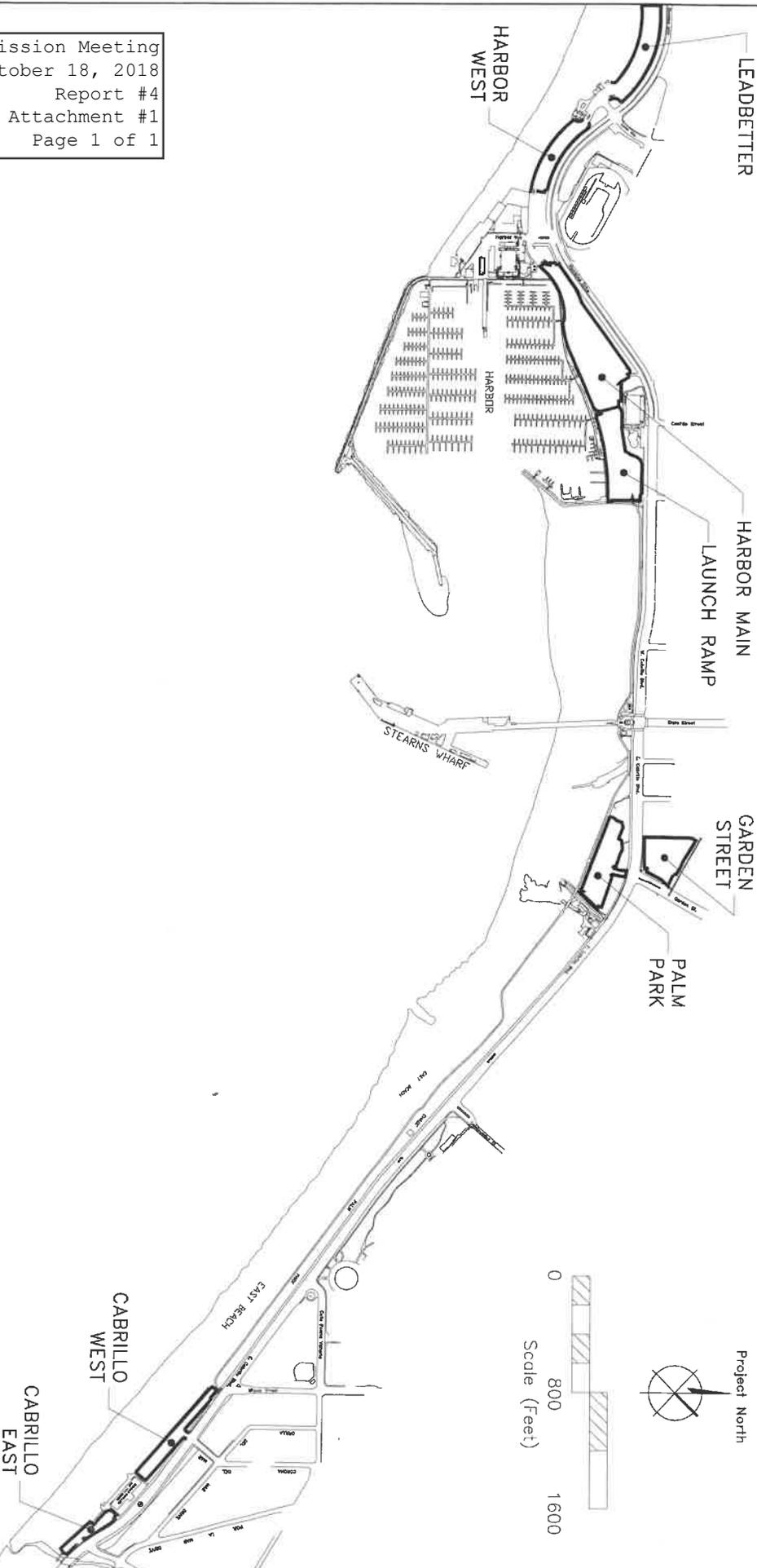
The Garden Street lot (Attachment 4) has 195 stalls including seven oversize and six ADA compliant stalls. Most lots require a nominal amount of spot repairs to the pavement whereby several inches of the asphalt are removed and completely replaced in relatively small areas. There is considerable damage in this lot and each of the drive lanes will be completely restored by removing approximately 4" of the existing asphalt and replacing it. A coat of asphalt slurry will be applied to the entire lot once the drive lanes are repaired.

Parking lot maintenance is included in the Waterfront's Capital Improvement Plan (CIP) for an annual budget based on the scope of each year's work. Since no work was completed in FY2018, those funds carry over into FY2019 for an available budget of approximately \$310,000. Granite Construction was the low bidder for the City's entire

pavement maintenance program. Their bid for the Waterfront lots was \$299,000 including a 10% contingency. A pre-construction meeting is scheduled for early November at which time the work schedule will be determined and made available to the harbor community.

Attachments: 1. Vicinity Map
2. Harbor West Parking Lot
3. Launch Ramp Parking Lot
4. Garden Street Parking Lot

Prepared by: Karl Treiberg, Waterfront Facilities Manager

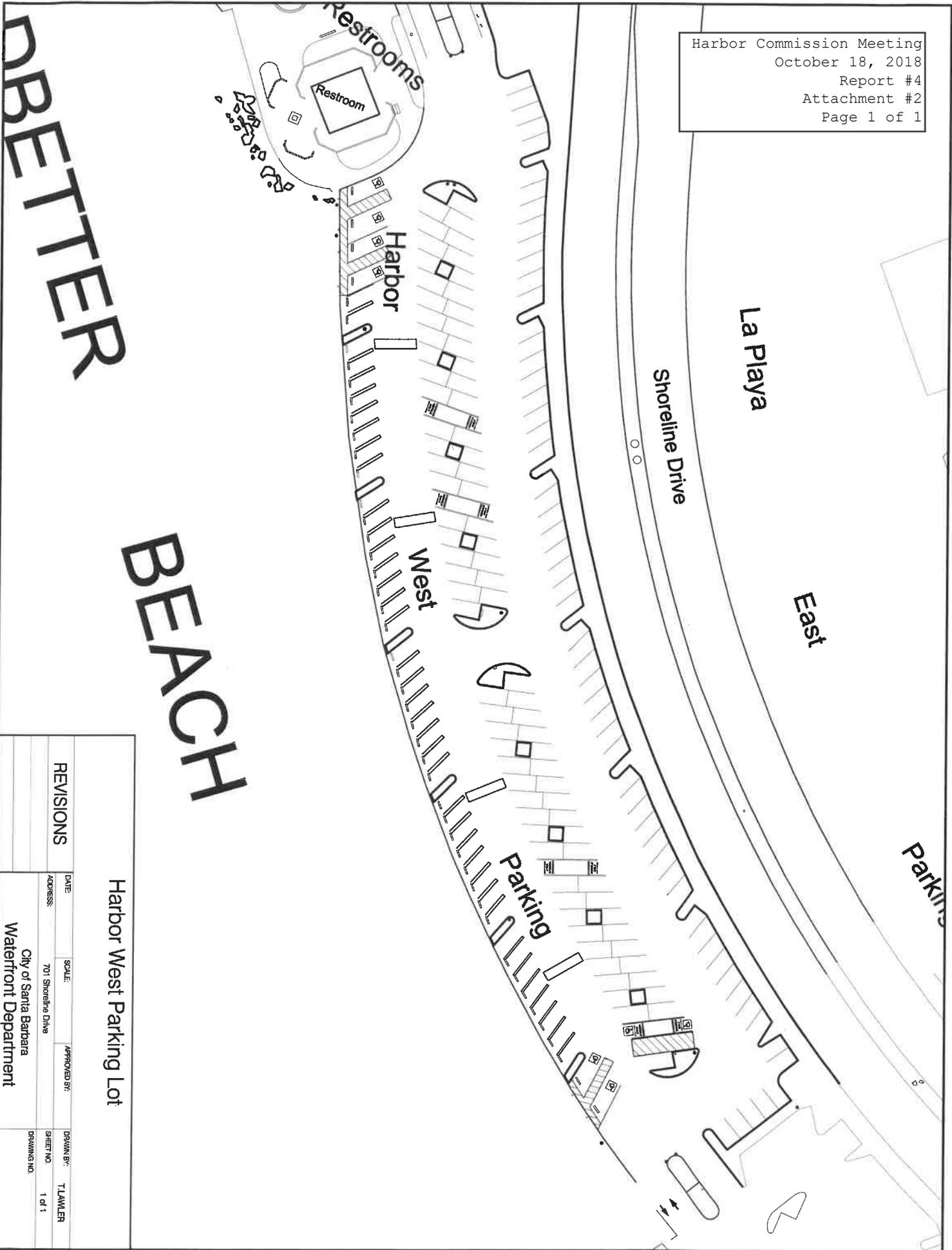


REVISIONS

Lot Revisions	4/20/18
3/1/11	

WATERFRONT PARKING LOTS

City of Santa Barbara
 Prepared by: D. Kirtson, Facilities Manager
 Approved by: Santa Barbara Harbor

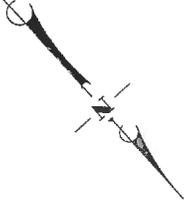


DRETTTER

BEACH

Harbor West Parking Lot			
REVISIONS	DATE	SCALE	APPROVED BY:
	ADDRESS:	701 Shoreline Drive	
		City of Santa Barbara	
		Waterfront Department	
	DESIGN BY:	T.LAWLER	
	SHEET NO.	1 of 1	
	DRAWING NO.		

Harbor Commission Meeting
 October 18, 2018
 Report #4
 Attachment #3
 Page 1 of 1



Los Banos
 Pool

Marina 4
 Restroom

15min

Boat Launch
 Mini-Mart

SB

Launch Ramp Parking Lot

Launch
 Ramp

Low
 Boarding
 Dock

Rocks

Bike Path

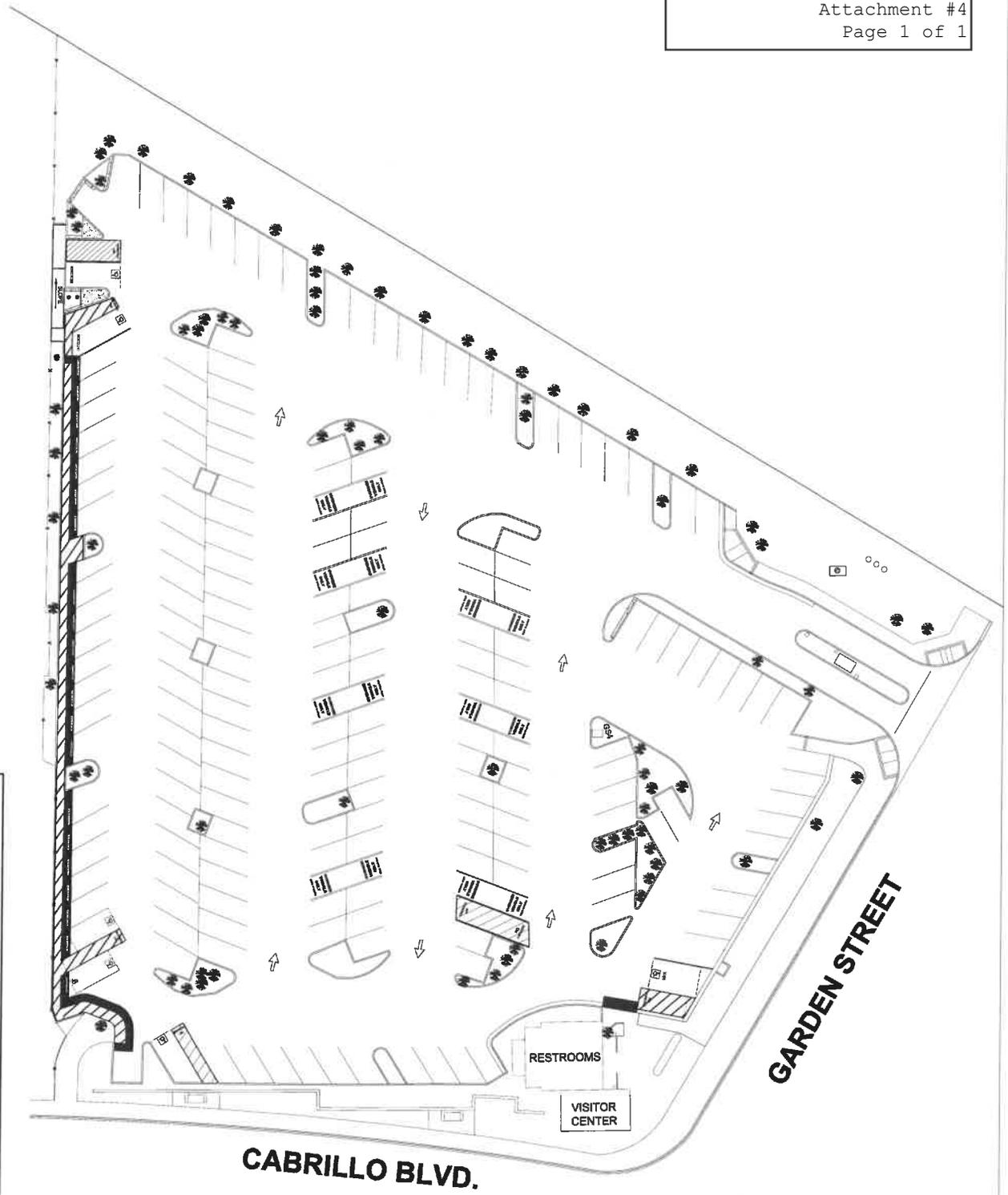
CIVIL

REVISIONS

DATE: _____ APPROVED BY: _____
 ADDRESS: 301 W. CABRILLO BLVD.

DRAWN BY: T. LAWLER
 SHEET NO. 1 of 1
 DRAWING NO. _____

City of Santa Barbara
 Waterfront Department



Garden Street Parking Lot

REVISIONS		DATE:	APPROVED BY:	DRAWN BY:
		ADDRESS:		T. LAWLER
		11 GARDEN STREET		SHEET NO. 1 of 1
City of Santa Barbara				DRAWING NO.
Waterfront Department				