

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: October 17, 2019
To: Harbor Commission
From: Karl Treiberg, Acting Waterfront Director
Subject: **Facilities Management Report**

Ice House Replacement Project

The Ice House was built in the mid-1990s and has exceeded its useful life. Replacing the Ice House is included in the FY2020 CIP for \$600,000 and preliminary design work has begun. A design team consisting of a local architect, structural engineer, Public Works Engineering, and Waterfront staff reviewed two alternatives for replacement. An alternative involving removal of the existing Ice House and replacing it with three vertically stacked shipping containers containing ice-making equipment and storage was dismissed as infeasible for a variety of reasons related to design review, permitting, and cost. A more feasible alternative involves removal of the existing ice-making equipment located on the second floor of the Ice House and replacing it with a prefabricated system mounted on skids.

Replacing the existing ice-making equipment will likely require removal of at least a portion of the second story. A Condition Assessment was recently completed which will help the design team determine how much of the second story must be removed to extract the existing ice-making equipment and install the new skid-mounted system. The design will focus on replacement "in-kind" which should significantly reduce design review and permitting. Assuming the Condition Assessment concludes that the existing Ice House is structurally sound, the design team will prepare preliminary plans suitable for the submittal of a building permit application and review by the City's Planning Division. Upon completion of the City's review process, the design team will have the information it needs to proceed with final plans suitable for bidding and permitting.

The design team will focus on the Ice House building while the Waterfront's dive team will inspect and evaluate the City Pier structure beneath the deck. Since the piles supporting the Ice House cannot be replaced by conventional pile driving techniques, staff will likely install fiberglass pile jackets on all existing piles similar to work conducted annually at Stearns Wharf under buildings. This method of maintaining the structural integrity of piles has been reviewed and recommended by a marine engineering firm and included in the Waterfront's Structural Guidelines for Stearns Wharf.

Sea Center Solar Panels

The Community Environmental Council (CEC) administers the Solarize Nonprofit Program, in partnership with Asteri Solar. The Sea Center has relatively high electrical demand and is a perfect fit for the program. The Sea Center, CEC, and Sun Pacific Solar Electric, Inc. have designed a system that would provide approximately 50% of the power

needed to run the Sea Center. This project has been reviewed and approved by the City's Architectural Board of Review, Building Division, and Coastal Commission.

160 solar panels producing 57 kilowatts will be placed on virtually the entire roof on both the east and west-facing sections. Installation is scheduled to begin the week of October 7 and should be completed by the end of November. This will be the largest solar panel installation at the Waterfront. The Sea Center will continue to operate as normal during installation with minor impacts to public access. As a certified green business, the Sea Center is taking this step to continue decreasing their carbon footprint.

Prepared by: Karl Treiberg, Acting Waterfront Director