

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: September 16, 2021
To: Harbor Commission
From: Mike Wiltshire, Waterfront Director
Subject: **Facilities Management Report**

CAPITAL IMPROVEMENTS PROGRAM STATUS REPORT

The Waterfront is challenged with the task of maintaining and improving our facilities, equipment, and infrastructure in a harsh coastal environment. There is a huge amount of infrastructure to maintain including; marina docks, boat launch, Harbor Patrol vessels, multiple buildings, utilities, parking lots, walkways, landscaping, the breakwater, and Stearns Wharf. Our Capital Improvement Plan (CIP) helps us achieve this goal by identifying our needs, prioritizing, and funding projects to maintain public infrastructure in support of public health, economic activity, and quality of life. Below is a snapshot of our current CIP projects along with some information on project description and status:

Stearns Wharf Sewer Lift Station **\$ 100,000**

The scope and funding for this project has been reduced to replace only the components that are needed rather than replacing the whole system. This year, we would like to replace the gate valves on the pot tanks, replace an additional 300 linear feet of 2” compressed air lines, and repair lift station’s #4 platform. Last fiscal year, Maintenance replaced over 1,500 linear ft. of compressed air lines, pneumatic control tubing, actuators, and air receivers at three lift stations.

Stearns Wharf Annual Heavy Timber Replacement **\$ 550,000**

The Waterfront has ordered heavy timber for the project due to the long lead times, will go out to bid in the Fall 2021, and have the phased repairs completed in the Spring of 2022.

Stearns Wharf Water Line Replacement – Phase I **\$ 50,000**

Phase I is focused on a couple of components of the system that we can do this year while planning a larger project for Phase II next year to replace the main 6 inch water supply line. Maintenance has started replacing the fire sprinkler deluge system’s 24 risers, and later we will replace the water distribution lines under the commercial area.

Annual Marina Maintenance Repair Program **\$ 300,000**

This annual funding is used for updating the Marinas, and one of the annual objectives is

to replace ten dock fingers per year, addressing other unscheduled emergency repairs, and supporting minor CIP projects listed below.

Ice House Remodel **\$ 560,894**

Ninety percent of the construction drawings will be completed in September 2021. A building permit application will be submitted in October 2021 followed by writing bid specifications. Once a contract has been awarded, the contractor can order the long lead-time items, and start construction in the Spring/Summer of 2022.

Accommodations Dock ADA Gangway **\$ 205,828**

Moffatt & Nichol completed the conceptual drawings in 2020, and it was approved by the Architectural Board of Review in July 2020. The Waterfront submitted regulatory permit applications in March 2021, and the three coastal permit agencies: California Coastal Commission, US Army Corps of Engineers, and Regional Water Quality Control Board, all waived their permitting requirements for this project in August 2021. Mofatt & Nichol was then able to start their construction drawings, which will be completed by the end of September 2021. The next step is to apply for a building permit with anticipated completion in the spring of 2022.

Main Parking Lot Lighting Improvement **\$ 250,000**

The Waterfront is working with Public Works Department and their designated contractor, Enlighting, to replace our single headlamp fixtures with a double headlamp fixture to increase lighting output by 75 percent. The test light fixture is on order and will be installed by the end of September 2021. If the proposed light fixture style and output are acceptable, then additional material will be ordered to replace all the light fixtures. Any remaining funds will be used to improve lighting efficiency and output in other parking lots, along walkways, and in the marinas.

Maintenance Shop Renovation – Phase 1 **\$ 50,000**

Phase I is to design a master plan for a new maintenance shop layout while making some immediate security and safety improvements. Currently we have replaced an overloaded electrical panel, replaced a dilapidated storage container with a new roof covering, ordered custom windows to improve shop ventilation, and obtaining quotes to replace the breakroom flooring. Additional efforts will be made to obtain approval from Planning and Architecture Board of Review to construct a security fence around the Stearns Wharf's exterior maintenance work area. Phase II shop renovation is on hold until funding is available.

Annual Parking Lot Maintenance **\$ 167,000**

Chase Palm Park's parking lot is next on the rotation list for slurry sealing and restriping. This work will be completed in the spring of 2022. Minor asphalt patching and crack

sealing will be done this fall in the Main Harbor Parking Lot, and the Leadbetter parking lot entrance area.

Sea Level Rise Adaptation **\$ 100,000**

The Waterfront Department will team up with the City's newly formed Sustainability & Resilience Department to map out the next planning step for the city's Sea Level Rise Adaptation plan.

Harbor Patrol Boat Retrofit **\$ 200,000**

The Harbor Patrol Boat #2 needs a fiberglass hull & deck rehab. A scope of work was recently written, and once City Council approves a Council Agenda Report, then the Waterfront will work with Purchasing to advertise for bids to have the work completed in the spring 2021.

Marina #2 Restroom Remodel **\$ 324,557**

This project will start once we contract with an architect to create the construction drawings, and bid specifications.

Self-Pay Parking System Annual Upgrades **\$ 75,000**

Replace six parking pay-station in the Leadbetter Parking Lot to be completed in the fall of 2021

Replace SKIDATA Parking Lot Hardware **\$ 168,000**

Replace barrier gates, ticket columns, and LPR cameras as needed.

Marina Management Software **\$ 100,000**

A Request for Proposal (RFP) needs to be drafted later this fall so we can go out to bid.

Projected CIP Total **\$ 3.2 M**

Annual Federal Channel Dredging **\$ 3.2 M**

US Army Core of Engineers will schedule dredging with Pacific Dredge for this winter and spring.

Below are additional deferred maintenance projects that that the Waterfront Facilities Division hopes to accomplish during Fiscal Year 2022. These projects are normally

smaller in scope, and can be mostly accomplished with in-house staff, but could include some assistance from contractors.

Proposed Minor Capital Improvement Projects - FY2022

Waterfront Admin Office Card Key Access	\$ 14,000
Mini Mart Fire Renovation Permit & Code Requirements	\$ 75,000
Harbor Patrol Storage Shed Replacement Design	\$ 12,000
Replace Communication Vault Adjacent to Main Kios	\$ 8,000
Emergency Lighting – Waterfront Offices	\$ 8,000
Marina #1 Gangway Trip Hazard	\$ 9,000
Repair Wine Balcony	\$ 25,000
Miscellaneous painting projects	\$ 45,000
Replace vents in Marina #1 east restroom	\$ 4,000
Replace flex water lines connecting Marinas to main land	\$ 30,000
Replace Fish Float South’s pile guides	\$ 10,000
Repair 125 Building staircase support & walkway nonskid	\$ 8,000
Repair and paint professional landing gangway on the Wharf	\$ 75,000
Fiberglass jackets on 6 piles on the Wharf	\$ 15,000
Fiberglass jackets on 6 piles on the City Pier	\$ 15,000
Replace 6,000 sq. ft. of Wharf deck boards	<u>\$ 50,000</u>
Minor CIP Total	\$ 403,000

Prepared By: Brian Adair, Waterfront Facilities Manager