

# CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

## MEMORANDUM

**Date:** January 20, 2022  
**To:** Harbor Commission  
**From:** Mike Wiltshire, Waterfront Director  
**Subject:** **Facilities Management Report**

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### **FACILITIES DIVISION STAFFING UPDATE**

Due to recent staff retirements, a recruitment was conducted for two positions within the Facilities Division. After a thorough recruitment process, two internal candidates were offered promotions. David Running was promoted to a Senior Maintenance Worker, and Terry Fransen was promoted to Maintenance Crew Leader. These are both high performing City employees who have well-earned their promotions. The Waterfront Department congratulates them on their achievements, and looks forward to engaging with them in their new leadership roles. Staff is currently underway with an additional recruitment process to fill the vacant Maintenance Worker positions created by these promotions.

### **SAND BERMS**

Sand berms are commonly constructed along the Southern California shoreline to protect coastal infrastructure. These berms are constructed seasonally in anticipation of large waves associated with winter storms. Sand berms are considered “soft” structures and acceptable solutions in dealing with coastal erosion, as opposed to seawalls, breakwaters, or other “hard” coastal structures commonly discouraged by regulatory agencies such as the California Coastal Commission. The Waterfront routinely constructs two separate sand berms at Leadbetter Beach and near the mouth of Mission Creek. Cushman Contracting Company, with the low annual bid of \$36,900, was contracted to construct the two sand berms in the winter, and to de-construct the Leadbetter Beach Berm in the spring. This project is paid for out of the Facilities Division operating budget. The following sand berms were constructed the week of November 15, 2021:

#### **1. Leadbetter Beach Berm**

This berm extends from the breakwater westerly towards the Harbor West parking lot. The berm provides protection for the Santa Barbara Yacht Club, its parking lot, and storage facilities. The berm also provides protection for the Harbor Marine Works boatyard, and the Waterfront Maintenance yard. Erosion, or overtopping of the berm, has resulted in flooding of Harbor Way and the harbor commercial area. In general, this berm has provided consistent protection from large waves and winter storms.

#### **2. Mission Creek Berm**

This berm is constructed along the east side of Stearns Wharf and extends along the

south side of the Mission Creek lagoon. Flood flows from Mission Creek have historically flowed underneath Stearns Wharf scouring the base of the piles along the roadway. Excessive scouring could result in the piles failing and a section of the wharf to collapse. The berm diverts Mission Creek's flows to the east facilitating the breach of the berm near the outlet of the Laguna Channel during storm flows.

## **FEDERAL CHANNEL DREDGING**

In 2020, the US Army Corps of Engineers (Corps) solicited bids for a three-year dredging contract. Pacific Dredge was the low bidder again with a bid of just over \$6 million, similar to their 2016 bid. One other bid was received for \$12 million, greatly exceeding the Corps' estimate of \$9 million. Funding is typically appropriated annually by Congress with approval of the Energy and Water Appropriations Bill (Bill).

Pacific Dredge acquired the dredge, La Encina, from AIS Construction Company. Pacific Dredge spent over \$2 million making significant upgrades and renaming the dredge, Sandpiper. The upgraded electric dredge is much more efficient and completes a typical dredge cycle removing 120,000 cubic yards of sand from the Federal Channel in less than a week. Overall, longshore sediment transport and deposition in Santa Barbara Harbor is relatively consistent but there are anomalous years. The Corps has consistently secured additional funding when necessary.

Pacific Dredge is on their fifth cycle of their six cycle dredging contract, and started dredging again on Monday January 10, 2022 at 8:30 am. Dredging will continue 24-hours per day until 120,000 cubic yards of sand has been removed. The discharge material will be deposited on East Beach across from the Hilton Santa Barbara Beachfront Resort. The discharge will move to the west as needed to widen East Beach for recreational use and to prevent future storm erosion.

Upon completion of dredging this spring, Pacific Dredge will be required to completely demobilize removing all equipment and dredge pipes from the harbor and beaches. The Corps will prepare new plans and specifications and advertise for bids for another 3-year contract in the fall of 2022.

## **ICE HOUSE RENOVATION PROJECT**

The Ice House was built in the mid-1990s to support the local fishing industry. In Fiscal Year 2020, City Council approved \$600,000 in the Waterfront Department's Capital Improvement Program (CIP) for ice equipment, design, and replacement of the Ice House. A design team consisting of a local architect, structural engineer, Public Works' engineers, and Waterfront staff reviewed two initial options. The first option was to remove the existing Ice House and replace it with three vertically stacked shipping containers containing ice-making equipment and storage. This option was dismissed as infeasible for a variety of reasons related to design review, permitting, and cost. The second option involved removal of the existing ice making equipment located on the second floor of the

Ice House and replacing it with a prefabricated ice making equipment system mounted on skids, which was also non-feasible due to space limitations inside the Ice House.

In 2021, the design team came up with a new scope of work to replace the ice making equipment, and ice delivery systems to match the existing, as well as building repairs, and improving safety measures within the Ice House. Once construction drawings were 90% completed in October 2021, Jacobus & Yuang, Inc. provided a professional construction estimate of \$1,777,000 plus the additional funding needed for pile repairs under the Ice House, and unforeseen building conditions. Since this scope of work is cost prohibitive at this time, the Waterfront Department will make some equipment & building repairs in-house, and contract other repairs for ice making equipment upgrades to keep the existing system functioning. This will allow the Waterfront Department to evaluate our long-term operational strategies, and to see what economical and sustainable solutions can be developed to continue to supplying ice to the commercial fishing industry.

Prepared By: Brian Adair, Waterfront Facilities Manager