

# CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

## MEMORANDUM

**Date:** April 21, 2022  
**To:** Harbor Commission  
**From:** Mike Wiltshire, Waterfront Director  
**Subject:** **Facilities Management Report**

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### FACILITIES CURRENT PROJECTS STATUS REPORT

Below is the status on our Fiscal Year 2022 Facilities Management and Capital Projects. This is intended as a point-in-time status report and provides insight into how and where Facilities staff is maintaining and improving the Waterfront:

#### Projects In Planning

- Exterior Harbor Lighting Energy Conservation  
City contractor, Enlighting, will be submitting an application for a Southern California Edison rebate to replace some light fixtures and to install LED light bulbs in existing light fixtures around the Harbor.
- Stearns Wharf Sewer Lift Station Pot Replacement  
Replacement check valves are no longer available for the sewer lift station, so we intend to request bids to replace two sewer lift station pots (holding tanks) dedicated for the Harbor Restaurant.
- Stearns Wharf Domestic Water Line Couplings – Phase I  
Will replace a small number of couplings on the 8" water main for Stearns Wharf.
- 217 Stearns Wharf Wine Tasting Balcony  
Will be going out to bid to repair dry rot and termite damage to the balcony.

#### Projects Out For Bid or Pending Contract

- Santa Barbara Landing Beam Replacement  
Working with Cushman Contracting to replace a 30ft beam under the building that is rotten.
- Marina 1 Restroom Exterior Painting  
Submitted a requisition to scrape and paint the West Restroom's exterior and the East Restroom's trim.
- Electrical Distribution Inspection and Preventive Maintenance  
Creating a contract to inspect the main electrical panels at the Harbor and on Stearns Wharf.

- Ice House Repairs and Upkeep  
Obtaining bids to replace key mechanical components to improve ice maker reliability and safety. Additionally, will be making building repairs such as paint and siding replacement.
- Chase Palm Park Parking Lot Slurry Seal and Striping  
Participating in the City's annual bid process, and hoping to schedule slurry sealing and re-striping for this parking lot in May 2022.
- Building 125 Perimeter Walkway Waterproofing  
Obtaining bids to repair and recoat the walkway for weatherproofing on the second floor.
- Electric Vehicle (EV) Charging Stations  
City of Santa Barbara is planning to install 100+ new EV charging stations, which would include 38 at the Waterfront divided up between the 90 Minute Harbor Parking Lot, Garden Street Parking Lot, and Cabrillo West Parking Lot.

### **Projects In Progress**

- Marina 2 Restroom Remodel  
MDJ Management received a contract on April 6, 2022 for \$421,213 to remodel the interior of the restroom for ADA compliance. It is anticipated this project will start in Spring/Summer of 2022.
- 230 Stearns Wharf Roof Replacement  
Channel Islands Roofing was issued a contract for \$42,573 to remove and replace the roof for the Shellfish Restaurant and Bait & Tackle Shop on Stearns Wharf. Project is scheduled to begin on April 18, 2022.
- Marina 4 Dock Finger Replacements  
Facilities Maintenance has replaced 2 out of 5 dock fingers year-to-date.
- Harbor Patrol Boat 2 Rehab  
Hull Research, Inc. is currently repairing and painting the fiberglass hull, deck, and cab as part of a recently awarded \$143,000 contract.
- Annual Stearns Wharf Heavy Timber Repairs  
Cushman Contracting Corporation was issued a contract for \$169,140 to replace 21 piles, 3,000 sq. ft. of deck boards, 2 pile caps, and 16 stringers as well as adding a pile for the Travel Lift Pier. Waterfront already purchased the materials due to the long lead times.
- Electrical Junction Box Covers  
Facilities Maintenance is custom making and replacing 90 electrical box covers in Marina 3 and Marina 4 with a more durable plastic material rather than plywood.

- Building 132 New Key Card Access System  
With the help from the City's Public Works Department, the Harbor Admin office is installing an electronic key card access system to improve security.
- East Beach Dune Plant Restoration – Phase I  
Public Works will be removing non-native plants in a .2 acre area near Cesar Chavez Street and Cabrillo as part of their Weir Box Project's environmental mitigation requirement from California Coastal Commission.
- Professional Loading Ramp (PLR) Cable/Sling Replacement  
The cable on the PLR on Stearns Wharf has reached its useful life and is being replaced. Additionally, a motion alarm system is being installed to improve safe operations.
- Pile Jackets  
Pile jackets are needed to extend the life of some wood piles. There has been delays in receiving the correct materials to install four jackets under the Santa Barbara Landing, and six jackets under the Icehouse.
- Federal Channel Dredging  
On April 4, 2020, Pacific Dredge started their sixth cycle to dredge the Federal Channel and will continue for two weeks. Once completed, they will remove all of their equipment since their three-year contract will be expiring with the US Army Corps of Engineers (USACE). USACE will go out to bid to establish a new three-year contract.

### **Recently Completed Projects**

- Asphalt Patching - Shoreline Drive Driveway Entrance Area  
Lash Construction, Inc. completed the task for \$22,573 in February 2022.
- Waterfront Center Building Fumigation  
Orkin Pest Control fumigated the building on March 25, 2022 for \$17,580
- Repaired Building 125 East Staircase  
Facilities Maintenance repaired the structure due to dry rot and termites
- Awning Replacements  
Facilities Maintenance replaced an awning at Paddle Sports and another one at Old Stearns Wharf Trading Co.