

# CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

## MEMORANDUM

**Date:** June 20, 2024  
**To:** Harbor Commission  
**From:** Mike Wiltshire, Waterfront Director  
**Subject:** **Facilities Management Report**

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### **STEARNS WHARF ANNUAL HEAVY TIMBER PROJECT UPDATE**

The Waterfront Maintenance Department recently completed the annual Stearns Wharf Heavy Timber Project under the supervision of Nels Anderson, Waterfront Maintenance Superintendent. Total project cost this year was \$519,352.

The Waterfront ordered \$243,294 worth of lumber and hardware in advance of the project which is stored in inventory at our Waterfront Maintenance yard, and the 712 Cacique Street storage yard.

The project material list and scope of work varies year-by-year based on what was found during annual inspections. Waterfront divers spent 555 labor hours (\$30,750) to complete this year's annual pile inspection. Additional work is often also identified during the project once deck boards have been removed and/or during pile replacement. These unknown additional repairs may include replacing caps (beams) and stringers (floor joists).

Schock Contracting Corporation (Schock) was awarded a \$247,577 contract for the demolition and construction. Schock mobilized in April 2024, and completed their assigned work by mid-May 2024.

Schock's final invoice was \$196,876 for actual work performed which included replacing twelve (12) pressure treated wood piles, and 14,000 square feet of wood deck boards. Waterfront Maintenance staff replaced an additional 4,032 square feet of deck boards throughout the year which utilized \$12,418 of in-house labor. The average unit cost for new deck board material and labor this year was \$8.56 per square foot.

Waterfront maintenance also contributed \$18,443 in maintenance labor to supervise and support with the piling replacement. A crane was hired to offload heavy timbers, along with associated disposal fees that added another \$17,571 in expenses.

Some of the construction work was done at night to help improve public safety, avoid blocking pedestrian and vehicle traffic, and to minimize impacts with the Wharf's tenants.

## **PARKING LOT ASPHALT REPAIRS UPDATE**

The Waterfront has an estimated 850,000 square feet of asphalt that supports 2,689 parking spaces in twelve (12) designated parking lots. This does not include La Playa West and La Playa East parking lots which are leased and maintained by Santa Barbara City College and include an additional 513 parking stalls.

As part of the Waterfront's Capital Improvement Project Program, annual funding has been allocated to help maintain and revitalize our parking lots. In October 2023, Waterfront completed an asphalt annual maintenance project which included crack sealing, re-sealing and restriping in the Harbor West Parking Lot, Harbor Way entrance, Harbor Bike Path, and Boat Launch Parking Lot. This asphalt repair work totaled \$201,451.

In the spring of 2024, the Leadbetter Beach parking lot suffered excessive asphalt fracturing and potholes caused from heavy winter rains and flooding. The Waterfront Department worked in collaboration with the Public Works Streets crews to make these repairs using in-house Public Works staff and equipment. While Public Works was on-site, they were able to grind and repave an estimated 22,300 square feet of asphalt. Collaborating with Public Works resulted in significant savings to the Waterfront Department as opposed to contracting the work out. Some work to restripe impacted parking spaces still remains to be completed.

Prepared by: Brian Adair, Waterfront Facilities Manager