



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 20, 2012

TO: Mayor and Councilmembers

FROM: Facilities Division, Waterfront Department

SUBJECT: Loan Application With California Department Of Boating And Waterways – Marina One

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Requesting a \$7.3 Million Loan from the California Department of Boating and Waterways for Phases 5-8 of the Marina One Replacement Project in the Santa Barbara Harbor.

DISCUSSION:

Marina One is Santa Barbara Harbor's largest marina providing slips for 592 vessels. Slip sizes vary from 25' to 60' with several end ties capable of accommodating much larger vessels. The majority of Marina One was reconfigured and constructed in the 1970s using a concrete docking system creating A – P fingers and a floating restroom structure. All docks are secured with concrete piles. The docks are designed to accommodate four vessels between fingers with wooden mooring piles available to secure the vessels.

The Waterfront Department obtained an engineer's analysis in 2006 concluding that the docking system, although not yet failing, should be replaced systematically. A conceptual design was developed outlining replacement of A through P fingers in 10 Phases. With the first four phases complete, staff believes Marina One can be replaced in eight phases.

Staff has obtained a total of \$7.2 million in loans from the California Department of Boating and Waterways (DBAW) since 2009. Construction of Phases 1 – 3 including replacement of the utilities, main headwalk, N, O, and P fingers have now been completed. Phase 4, the replacement of L and M fingers, is scheduled for construction during the winter of 2012/2013. Completion of Phase 4 will result in the complete draw down of the current \$7.2 million loan.

Construction of Phases 1 – 4 has provided a reliable baseline for estimating the cost of future phases. Based on bids and completed work, staff has estimated the cost of replacing the remainder of Marina One, A through K fingers, including design, construction, inspection, and construction management at \$7.3 million. With the existing loan funds completely expended, Waterfront Department staff seeks City Council authorization to apply for an additional loan of \$7.3 million from DBAW to complete phases 5-8.

BUDGET/FINANCIAL INFORMATION:

The first four phases of construction funded by the DBAW loan and associated debt service have been factored into the Waterfront Department's six-year cash flow model. The debt service associated with an additional \$7.3 million loan was also included in the Department's six-year cash flow model, which indicates that the Department can pay the debt service and maintain reserves at or above required levels.

The California Department of Boating and Waterways requires a Resolution from the Council requesting the loan to be submitted with the loan application. Council adopted a similar resolution on March 27, 2007, and November 10, 2010, for the original \$7.2 million DBAW loan.

PREPARED BY: Karl Treiberg, Waterfront Facilities Manager

SUBMITTED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office