

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: May 21, 2015
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Facilities Management Report**

WATER CONSERVATION

Water conservation efforts continue at the Waterfront with significant overall reduction in water usage. Staff began taking measures to conserve water in the marinas, restrooms, and landscaping in April 2014. It took several months to implement all the measures which have resulted in reductions exceeding the 20% required by Council's Stage Two Drought Declaration in May 2014. With winter rains far below normal, Council declared a Stage Three Drought on May 6, 2015. Santa Barbara is one of the leading cities in the state for reducing water usage and Council made few modifications to the current Drought Regulations originally adopted with the Stage Two Drought Declaration other than to require a 25% reduction.

Staff reported an average reduction in water usage of 31% in October 2014 to the Harbor Commission. Water usage between October 2014 and March 2015 averaged 33%, demonstrating the continued success of the Waterfront's conservation efforts. Nevertheless, the March water usage reduction results were the lowest in the past several months (14%) and staff has targeted water usage in the marinas and landscaping to maintain at least a 25% reduction.

One of the more successful water conservation efforts was to distribute 674 automatic shutoff nozzles to slipholders in all the marinas. Staff recently redistributed an additional 149 nozzles to make sure they are used by all boaters as required by the drought regulations adopted by Council. Staff also turned on each spigot to look for leaks in the faucets and/or hoses, making repairs as necessary or contacting slipholders if their hoses leaked.

Landscape irrigation has been reduced significantly since last fall. Only minimal irrigation is applied to maintain some life in the landscaping. The Parks and Recreation Department (Parks) will make further reductions as necessary. Parks also inspects the irrigation systems regularly, looking for and repairing leaks which can result in a significant loss of water when undetected.

The Waterfront is also expanding the use of recycled water in our facilities. The Marina Four restroom is currently being remodeled. The restroom will be plumbed with recycled water for the toilets. Bringing in recycled water is a significant effort but also provides the opportunity to tap into the existing irrigation for landscaping in the vicinity. Although

overall water usage may not be reduced, the use of recycled water is a water conservation strategy encouraged by the City's Water Resources Division.

Staff will continue to monitor water usage at the Waterfront and make adjustments as necessary to reduce usage by at least 25% as required by the City's Drought Regulations.

MARINA FOUR RESTROOM REMODEL

Southwest Construction began work remodeling the Marina Four restroom in April. This is the only public restroom along the north side of the harbor and gets a tremendous amount of use. The restroom was built in the 1960s and remodeled in the 1980s in an effort to meet American's with Disabilities Act (ADA) requirements. The scope of work includes complete demolition of the interior, including the floor and plumbing. Demolition exposed rusty steel pipes that required replacing them out into the parking lot where they connect to the main sewer system. The restroom will be plumbed with recycled water and the trenching necessary to reconnect to the sewer main provides an opportunity to connect the recycled water to the irrigation system.

The contractor submitted a low bid of \$168,000 to remodel the men's and women's restrooms. Replacing the pipes connecting to the sewer main and plumbing the restrooms and landscape irrigation with recycled water will result in a contract change order of approximately \$20,000. The extra work will result in a slight delay in completion of the project. When complete, the Marina Four restroom interior will look very similar to restroom remodels recently completed at Marina Three and the 119 building improving the aesthetic and functionality of this highly used restroom as well as meeting ADA requirements for accessibility.

Prepared by: Karl Treiberg, Waterfront Facilities Manager