

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: May 19, 2016
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Facilities Management Report**

STEARNS WHARF HEAVY TIMBER AND PILE REPLACEMENT

Annual inspections of Stearns Wharf are now complete with staff having identified necessary structural upgrades. This year's scope of work for the annual pile driving contract includes installation of 22 wooden piles, four splice piles, 30' of pile cap, stringers, deck boards, and removal of one pile. The identified work is typical for a pile driving contract and much less than anticipated considering the frequency of large swells last winter. The majority of the work will occur along the roadway and will improve support for the 8" waterline and sewer line that run along the edge of the wharf. All piles located in the roadway are typically driven at night allowing the wharf to remain open during business hours.

The pile driving contract costs include mostly labor with all material provided by the Waterfront. The majority of the heavy timber inventory was procured last year when only splice piles were installed. The Waterfront received three bids for the proposed work with Schock Construction submitting a low bid of \$114,900. Construction began April 27 and should be completed by late May. There have been typical change orders to the contract that include installation of three additional piles and pile cap in the vicinity of the surf zone. This area is especially vulnerable and it is critical to maintain the structural integrity to insure safe vehicular and pedestrian access. All work on the Stearns Wharf structure is included in the Waterfront's Capital Improvement Program for \$400,000.

FACILITIES MANAGEMENT SOFTWARE UPGRADE

The Waterfront Department has been using the Cartegraph work order and asset management software application since 2011. Cartegraph software is used to track and report on requests for service, maintenance work planned and accomplished, and the resources used to complete work tasks on a variety of City assets. In an effort to standardize software throughout the City, many departments and divisions currently use Cartegraph including Waterfront, Airport, Streets, Downtown Parking, Water Distribution, Wastewater Collections, Traffic Engineering, and Parks.

Since the current version of Cartegraph will no longer be supported next year, the City's Information Services Division began a project last October to evaluate Cartegraph's new Operations Management System (OMS) version in order to verify that it will meet

the City's needs and requirements. Other facilities management software products were evaluated and staff determined that they would be more expensive and would require significant additional time to implement. After numerous software demonstrations and discussions, the City users determined that OMS will meet their needs.

OMS offers a number of new features and functionality including:

- A modern web based product that is easier for staff to understand and use.
- The ability to filter and sort data.
- Integration with GIS enabling the use of maps to visually locate assets, input information about assets, input requests for service, and document work performed.
- Usable on tablets in the field to respond to requests, enter and complete tasks, and conduct inspections eliminating later data entry.
- Improved preventative maintenance planning and scheduling.
- A public tool to enter work order requests and track their progress and completion.

Based on the Waterfront's needs, Cartegraph submitted a cost proposal of \$51,500 for software and professional services to upgrade to OMS in FY 2016. The costs include licenses, installation, setup of software, needs assessment, training, data loading, asset setup, and GIS integration. OMS software licensing for the next two years (FY 2017 & FY 2018) will be \$16,700 each year. The current license costs the Waterfront approximately \$4,500 each year. Although the license fees for OMS is more expensive than the existing license, it is considerably less than comparable facilities management software products.

The Waterfront with Public Works Streets and Downtown Parking Divisions plan to seek City Council approval by June 2016 to upgrade Cartegraph to OMS this fiscal year. The Waterfront's FY2017 budget will be amended as necessary as part of Council's mid-cycle budget adjustments in June.

Prepared by: Karl Treiberg, Waterfront Facilities Manager