

COUNCIL ACTION FORM

SUBJECT: **MAINTENANCE MANAGEMENT SOFTWARE UPDATE FOR
POWER PLANT**

BACKGROUND:

The Power Plant uses a Computerized Maintenance Management Software (CMMS) system called MP2. The CMMS is the backbone of the plant's maintenance program, tracking asset health, maintenance records, work orders, and inventory and it is crucial to have an up-to-date system to assure power plant reliability and efficiency. MP2 is no longer a supported system and the latest version does not meet the needs of the Power Plant. It does not allow employees to easily access the work orders assigned to them, cannot be accessed via mobile devices, and is not user-friendly for the plant employees.

City staff sought proposals from three companies for both software-as-a-service (SAAS) and purchased software. Infor, New York, NY, was the only company that offered a purchased software; therefore, staff evaluated a total of four proposals, indicated below:

VENDOR	SOFTWARE TYPE	3 - YEAR TOTAL PRICE
Limble CMMS, Lehi, UT	SAAS	\$68,796.00
eMaint, Bonita Springs, FL	SAAS	\$94,360.00
Infor, New York, New York	SAAS	\$159,544.00
Infor, New York, New York	Purchased Software	\$169,606.30

The lowest cost proposal, for a SAAS solution provided by Limble CMMS, Lehi, Utah, is an acceptable solution. This product allows all plant employees to have easy, mobile access to all inventory, parts, work requests, and preventative maintenance tasks. The cloud based system allows software updates to be administered automatically, meaning the Power Plant will always have the most up-to-date version. Besides access to the software, the annual price covers set up, maintenance fees, data backup, and instant customer support. The most crucial features the Power Plant needs in a CMMS are inventory management, work order capabilities, plant status quick view, usability, and scheduling abilities.

The FY 2018/19 Power Plant maintenance budget included \$150,000 for the purchase of this software. Plant staff was unable to complete this task in FY2018/19 and is planning to carry this funding over to the 2019/20 fiscal year.

The City Council is being asked to approve a three-year agreement for \$68,796.00 at this time, rather than a one-year contract with renewal options. It should be noted

that this contract includes a reduced rate of 20% off list price since it is for three years.

A separate project will be undertaken to review the current inventory data and bring it up-to-date. Once updated data is obtained, it will be entered into this new CMMS for plant staff's use. City staff is currently seeking information regarding the costs to conduct this update, and the City Council may be requested to provide approval for that project in the next several weeks.

ALTERNATIVES:

1. Award a three-year contract for Computerized Maintenance Management Software to Limble CMMS, Lehi, Utah in the amount of \$68,796.
2. Award a contract to one of the other bidders.
3. Do not approve the three-year contract.

CITY MANAGER'S RECOMMENDED ACTION:

A modern CMMS is essential to provide Power Plant staff access to important data regarding the equipment and assets in the plant's inventory. The proposed contract provides for a versatile product that will assist plant staff in managing the facility and equipment.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.