



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

Consent
July 25, 2006

Honorable Mayor and
Members of the City Council

Subject: Agreement: Computerized Maintenance Management System (CMMS)
Application Software

Location/Council District: Citywide

Recommendation:

Adopt a **Resolution** authorizing the City Manager to execute Supplemental Agreement No. 1 to City Agreement No. 2005-0195 with Brown & Caldwell in the amount of \$268,599 for Phase II of the implementation of Maintenance Connection's Computerized Maintenance Management System (CMMS) Application Software for the Department of Utilities' Plant Services Division.

Contact: Dave Brent, Engineering Manager, (916) 808-1420, Dave Hansen, Supervising Engineer, (916) 808-1421

Presenters: Not Applicable

Department: Department of Utilities

Division: Engineering Services

Organization No: 3335

Summary:

On December 6, 2005, City Council approved a Consultant Services Agreement with Brown and Caldwell for Phase 1 in an amount not to exceed \$215,363. The scope of services of the Brown and Caldwell consultant agreement is for implementation of Maintenance Connection's Computerized Maintenance Management System (CMMS) Application Software for the Department of Utilities' Plant Services Division. The first phase included the development of a project specification report, integration design, partial procurement of software and hardware equipment, project management, system testing, and the execution of a pilot study. Now that Phase 1 is near completion, authorization for the City Manager to execute Supplemental Agreement No. 1 with Brown and Caldwell for Phase 2 is requested for an amount not to exceed \$268,599.

Committee/Commission Action: None.

Background Information:

The Department of Utilities (DOU) has recently prepared and completed an Integrated Technology Masterplan. This plan identified applications necessary to support business processes and programs within the department including its Asset Management Program and maintenance activities. The application software supports best management practice requirements developed by management, operations, and maintenance staff that will enhance and improve facility maintenance activities. As a result, staff along with a consultant has evaluated various computerized maintenance management system (CMMS) software applications to better manage assets at Utilities' water plants, wells, wastewater and storm drainage pumping facilities. With a test successfully implemented on the well facilities, Maintenance Connection was selected for its asset tracking/history, work order tracking, preventive maintenance, procedures, purchasing, inventory control, labor, and scheduling capabilities.

On September 21, 2005, staff released a Request for Proposal (RFP) for full implementation of Maintenance Connection's CMMS application software. Twenty-seven (27) companies downloaded the RFP from the City's website, and two (2) companies (Brown and Caldwell and Westin Engineering, Inc.) submitted proposals. A team of city staff from Utilities and IT Departments evaluated the proposals and concluded that the proposal from Brown and Caldwell best met the City's needs in providing and implementing Maintenance Connection's CMMS software for Utilities' Plant Services Division. With insufficient funding available to complete the entire CMMS software application within the FY 05-06 budget, implementation of the software project was divided into two phases.

December 6, 2005, City Council approved a Consultant Services Agreement with Brown and Caldwell for Phase 1 in the amount of \$215,363. Phase 1 included the following deliverables: development of a project specification report, integration design, partial procurement of software and hardware equipment, project management, system testing, and the execution of a pilot study. As the first phase nears completion, authorization for the City Manager to execute Supplemental Agreement No. 1 with Brown and Caldwell is requested to complete Phase 2 in the amount of \$268,599.

Supplemental Agreement No. 1 includes Phase 2 implementation of the CMMS project for additional services to be performed by Brown and Caldwell in the categories of:

- System configuration and integration;
- Equipment procurement;
- Production installation;
- User and administration training; and
- System testing

Financial Considerations:

The current Consultant Services Agreement with Brown and Caldwell for Phase 1 is \$215,363. The cost of Supplemental Agreement No. 1 with Brown and Caldwell for Phase 2 is \$268,599 for a total contract cost of \$483,962. Sufficient funds are available in the Plant Services CMMS Project (PN: ZK72, Funds 413, 414, and 425) to execute Supplemental Agreement No. 1 and complete the project.

Environmental Considerations:

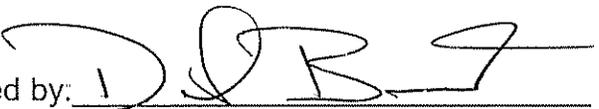
This consultant services agreement, which is to provide services for the implementation of Maintenance Connection's CMMS Application Software is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15306 of the CEQA Guidelines.

Policy Considerations:

This report's recommendation is consistent with the City's Strategic Plan Goals of improving and expanding public safety.

Emerging Small Business Development (ESBD):

Brown and Caldwell is not a certified ESBD firm. However, Brown and Caldwell has identified using sub-consulting services from an ESBD firm, Wendy Alexander, for \$8,000.

Respectfully Submitted by: 
David L. Brent
Engineering Manager

Approved by: 
Gary A. Reents
Director of Utilities

Recommendation Approved:

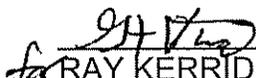

RAY KERRIDGE
City Manager

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RESOLUTION NO.

Adopted by the Sacramento City Council

**RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE
SUPPLEMENTAL AGREEMENT NO. 1 WITH BROWN & CALDWELL FOR THE
PLANT SERVICES CMMS PROJECT (ZK72)**

BACKGROUND

- A. The services include implementing a CMMS that will enable DOU Plant Services to build a central database capturing all the necessary data to support sound asset management. The application software supports best management practice requirements developed by management, operations, and maintenance staff that will enhance and improve facility maintenance activities.
- B. On September 21, 2005, staff released a Request for Proposal (RFP) for the implementation of Maintenance Connection's CMMS application software. A team of city staff from Utilities and IT Departments evaluated the proposals and concluded that the proposal from Brown and Caldwell best met the City's needs in providing and implementing Maintenance Connection's CMMS software for Utilities' Plant Services Division.
- C. On December 6, 2005, City Council approved a Consultant Services Agreement with Brown and Caldwell for a not to exceed Phase 1 amount of \$215,363. This phase included the following deliverables: development of a project specification report, integration design, partial procurement of software and hardware equipment, project management, system testing, and the execution of a pilot study.
- D. As the first phase nears completion, authorization for the City Manager to execute Supplemental Agreement No. 1 with Brown and Caldwell is requested to complete the second phase for an amount not to exceed \$268,599.
- E. Supplemental Agreement No. 1 includes Phase 2 of the CMMS project for additional services to be performed by Brown and Caldwell.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

Section 1. The City Manager is authorized to sign and execute Supplemental Agreement No. 1 with Brown and Caldwell for the Plant Services CMMS Project (PN: ZK72, Funds 413, 414, 425) in the amount of \$268,599.

