



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Legislation Text

File #: MO 18-34, Version: 1

ADMINISTRATION - *Jon Haukaas, Director of Public Works*

ACCEPT PROPOSAL FROM PUBWORKS FOR ASSET MANAGEMENT AND WORK ORDER SOFTWARE

Proposals were solicited from a number of firms for Asset Management and Work Order software so that the City of Blaine can better manage our infrastructure and develop preventative maintenance programs.

As a general term, these programs are often referred to as Computerized Maintenance Management Systems (CMMS). A robust CMMS allows an organization to do the following:

- Develop a complete asset inventory to know what infrastructure it has the responsibility to own and operate,
- Record condition assessment information,
- Develop planned preventative maintenance programs,
- Respond to corrective maintenance service requests from either internal findings or external citizen reports,
- Maintain historical work order information to see previous expense to the system or on individual assets, and
- Track job costing information for analysis to help decide on the effectiveness of additional maintenance versus replacement of assets.

Proposals from three companies were received and reviewed by staff. The proposals were ranked based on:

- Applicability to our systems
- Experience with similar cities
- Data conversion, setup, and training
- 10 year life cycle cost
- Phone interviews and web demos with the companies

Analysis

All programs were required to integrate seamlessly with our ERSI GIS mapping systems and databases. Each firm was asked to include details of the installation and set-up, data conversion, training, and customer support process. The information stored in the databases

needed to be owned and accessible to the City of Blaine. This would allow for the option to change to a different or more complex system if needed as a result of the city's growth in the future.

PubWorks provides a perpetual site license with unlimited users for the software installed. PubWorks has a number of existing templates to help standardize and speed up the transition to a CMMS. They will provide GIS data conversion, mobile setup, and three (3) days of on-site user training.

WebDPW is a web-portal based solution that charges a monthly per user fee with differing amounts for administrative and technical users. Some existing templates are available and staff will be able to create as many custom templates as necessary to fit our needs. Initial costs include data conversion, remote installation, and on-line training.

iWorq is also a browser based solution and allows for unlimited users. iWorq offered a comprehensive project initiation and management support plan with phased implementation. The majority of expense is in the annual maintenance fees.

The Director of Public Works and GIS Coordinator conducted phone interviews and web demonstrations with each of the firms. We were able to discuss our needs and necessary integrations prior to them submitting their proposals.

Financial Impacts

The proposals costs were as follows:

Firm	Initial Cost	Annual Cost	10-Yr Life Cost
PubWorks	\$28,175	\$ 4,300	\$ 71,175
WebDPW	\$ 6,500	\$ 8,000	\$ 86,500
IWorq\	\$11,000	\$21,000	\$221,000

The program and annual maintenance costs will be split between the various department funds based on staffing levels and amount of infrastructure. Approximately half would fall under the General Fund (Streets and Parks) with the other half being charged to the three Enterprise Funds (Water, Sewer, Stormwater).

Staff recommends that the City Council consider accepting the proposal from **PubWorks** as having the best overall proposal and lowest long term cost of ownership for the implementation of a complete Asset Management and Work Order program. This will improve staff efficiency and effectiveness in addressing our ongoing maintenance needs.

By Motion, accept the proposal from PubWorks in the amount of \$28,175 for initial software purchase, installation, and training, plus additional ongoing annual licensing fees to implement

an Asset Management and Work Order Program.