

REVISED

COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION

16-317

FPA

- Revised

Date: May 5, 2016

To: Supervisor Theodore Lipscomb, Sr., Chairman, County Board of Supervisors

From: Laurie Panella, Chief Information Officer, DAS - Information Management Services Division (IMSD)
Prepared by Laura Bahr, IMSD Project Manager

Subject: Request for authorization to execute a Professional Service Agreement with POWER Engineers for the implementation of City Works Work Order/Asset Management Software. (WO948 -Milwaukee County Asset and Work Order System)

Request

The Department of Administrative Services – Information Management Services Division (DAS -IMSD) respectfully requests authorization to execute a Professional Service Agreement with POWER Engineers for the implementation of City Works, an Asset and Work Order Management System.

Background

As part of the approved 2016 capital budget, the County Board of Supervisors and the County Executive approved capital improvement project WO948 – Milwaukee County Asset and Work Order System – for a total cost of \$620,000. The prior year appropriation was \$632,830 for a total appropriation of \$1,252,830. At the completion of this project, the County will have an enterprise approach to work order and facility asset tracking and maintenance. The County departments and divisions that will benefit from the implementation of this project will be Facilities, Parks, Zoo, Fleet, Transit, the House of Correction and the Economic Development division.

Divisions across the County have been managing their own asset and work order systems independently from each other. As such, each division has developed their own processes and systems, none of which interact with each other, interface with the VFA efforts or offer much visibility to executive management or County leadership on asset lifecycles and work order status. The existing work order and asset systems are antiquated, many are at end of their useful life and do not provide appropriate data and reporting service to meet business needs or operational efficiency. DAS-IMSD, in conjunction with the aforementioned departments and divisions began looking for alternate solutions to sunset the existing work order systems and maximize operational efficiencies to reduce risk, improve service quality, meet compliance requirements and ultimately reduce costs.

In 2015, DAS-IMSD performed a needs assessment with the goal of selecting a tool that would enable a central approach to asset and facility maintenance throughout the County, provide visibility into preventative maintenance efforts, enable lifecycle management maturity, and allow for standard facility maintenance best practices County-wide. As a result of this assessment, it was determined that City Works was the application that would best meet the County's work order and asset needs.

In cooperation with Procurement, Corporation Counsel, Risk Management and the Community Development Business Partners (CDBP), DAS-IMSD issued an RFP to find a qualified vendor to assist DAS-IMSD with the implementation of City Works County-wide. The RFP was published in December of 2015, and resulted in four (4) vendor respondents. DAS-IMSD and the RFP Committee vetted all proposals. Following a thorough review of each proposal and completion of vendor demonstrations, it was determined that POWER Engineers was best positioned to meet the County's needs at a cost-effective price.

DAS-IMSD, in conjunction with the CDBP, Risk Management, and Corporation Counsel, have negotiated a PSA with POWER Engineers to validate requirements, assist with the re-engineering of work order/asset business process and to configure and implement City Works to meet County need. The PSA is attached hereto for reference.

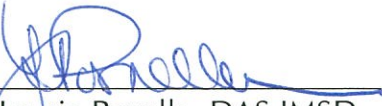
The POWER Engineers PSA is valued at \$783,980.19. The City Works implementation is expected to be completed within two (2) years of project kick-off, but DAS-IMSD is requesting the PSA to include the initial period of two (2) years as well as the option of two (2) one (1) year renewals. The reason for the renewal option is not only to allow for project contingency, but also to enable DAS-IMSD to leverage POWER Engineers for future enhancements and system optimization.

The overall project (WO948 –Milwaukee County Asset and Work Order System) will include: the PSA with POWER Engineers; project management; a mobile hardware (tablets) pilot; and an additional contract contingency allocation of ten percent (10%), for a total project cost of \$1,252,830.

Recommendation

The Chief Information Officer of the Department of Administrative Services – Information Management Services Division respectfully requests authority to enter into a two (2) year Professional Service Agreement with the option of two (2) one (1) year renewals with POWER Engineers for the implementation and configuration of City Works, an Asset and Work Order Management System.

Approved by:



Laurie Panella, DAS-IMSD
Chief Information Officer

cc: County Executive Chris Abele
Raisa Koltun, Chief of Staff
Supervisor Peggy West, Chair, Finance and Audit Committee
Supervisor Sheldon Wasserman, Vice-Chair, Finance and Audit Committee
Kelly Bablitch, Chief of Staff, County Board of Supervisors
Teig Whaley-Smith, Director, Department of Administrative Services
Steve Kreklow, Policy, Strategy and Budget Administrator, DAS
Steve Cady, Research & Policy Director, Comptroller's Office
Lara Lukasik, Fiscal Analyst, Policy, Strategy and Budget Office
Janelle Jensen, Committee Clerk, Finance and Audit Committee
Jeremy Theis, Director of Facilities Management
James Martin, Deputy Director of the Department of Transportation
James Tarantino, Economic Development Director
Karl Hackbarth, Director Operations and Maintenance, Milwaukee County Zoo
David Haley, IT Manager – Solutions and Design, IMSD
Gina DeSota, Fiscal and Budget Manager, DAS Central Business Office

