Legislation Text

File #: 2022-1443, **Version:** 1

To: Board of Directors, Sonoma County Water Agency
Department or Agency Name(s): Sonoma County Water Agency
Staff Name and Phone Number: Kevin Booker 707-521-1865
Vote Requirement: Majority
Supervisorial District(s): Countywide

Title:
Computerized Maintenance Management System

Recommended Action:
Authorize Sonoma County Water Agency's General Manager to execute an agreement with NEXGEN Asset Management, Inc., in a form approved by County Counsel, for computerized maintenance management system implementation and related services through December 31, 2024, in the not-to-exceed amount of $940,280.

Executive Summary:
Sonoma County Water Agency (Sonoma Water) has begun a multi-phase effort for updating its asset management system, including its computerized maintenance management system (CMMS), which tracks and reports on infrastructure assets managed by Sonoma Water. This complex effort requires careful and multi-phased planning to integrate with other data management systems in use within Sonoma Water, such as geographic information systems and computer-aided design.

Discussion:
HISTORY OF ITEM/BACKGROUND
Sonoma Water provides high-quality drinking water to over 600,000 people in Sonoma and northern Marin counties, is responsible for maintaining over 150 miles of creeks and streams throughout Sonoma County to help reduce the risk of flooding, manages and operates four sanitation districts and four sanitation zones in unincorporated Sonoma County, and produces recycled water to offset potable water demands.

Sonoma Water has multiple data management systems for managing and maintaining its infrastructure assets. In order to integrate available information to enhance the decision-making process for management of these assets, Sonoma Water has initiated a multi-phased Asset Management Program (AMP). The vision for AMP is articulated in the following statement from Sonoma Water's Asset Management Implementation Plan:

> *Sonoma Water's vision is to improve its process to accomplish reliability-centered maintenance, business system interconnectedness, and improve asset management enterprise wide. Sonoma Water is seeking strategies to reduce labor required for asset maintenance, record keeping, researching asset history information, benchmarking, reporting key performance indicators, more comprehensive fiscal decision making, assurance of regulatory compliance, justification for rate increases to the public, and other pertinent enterprise asset management functions.*

Sonoma Water's AMP is being developed with support from a consultant through a three-phased approach for fully developing this comprehensive program. These phases include:

Phase 1 - Asset Management Implementation Plan (AMIP) - Complete
Phase 2 -AMP Pilot Project - Nearly complete
Phase 3 - Refine and initiate implementation of the AMP

Phase 1 included the development and implementation plan details of the AMP. This phase included a review of Sonoma Water's current asset management practices, identification of gaps, development of an AMP vision, charter and asset management framework, and calculation methods for probability and consequence of failure and business risk exposure analysis. Phase 1 also included an assessment of Sonoma Water's current CMMS. The outcome of Phase 1 was an AMIP report documenting the components of the AMP to serve as a guide throughout the process of developing, piloting, and rolling out an enterprise-wide AMP for Sonoma Water.

Phase 2 applied the asset management practices and principles defined during Phase 1 to complete a pilot condition assessment for a subset of Sonoma Water's assets and included drafting a request for proposals for CMMS software implementation. The pilot condition assessments included both water production and wastewater treatment facilities.

A component of Phase 2 is to select a consultant to assist with the implementation of a new CMMS that tracks and reports on Sonoma Water's assets (Project). Sonoma Water currently uses Maximo as its CMMS. However, due to issues with the platform, it has not been successful or effective within Sonoma Water. The goal for implementing a new CMMS system is to provide better asset management and tracking, better data for asset condition analysis, and improved efficiency and ease of use for Sonoma Water staff.

The new CMMS will assist with the overall implementation of Sonoma Water's AMP and will include the capability to perform or track the following tasks:

- Asset inventory and data management
- Work management
- Preventative maintenance planning and scheduling
- Inventory and spare parts management
- Resource availability, tracking, and planning
- Condition assessment and inspection of assets
- Repair, rehabilitation, and replacement of assets
- Planning (capital, operations and maintenance)
- System integration for geographic information systems and computer aided design

Phase 3 will include integrating the changes recommended in Phase 2 into the full roll-out of the AMP to cover all of Sonoma Water's systems of assets and supporting the implementation for the CMMS solution selected by Sonoma Water.

SELECTION PROCESS

On April 13, 2022, Sonoma Water issued a Request for Proposals (RFP) to the following eight firms:

1) Axxerion, San Rafael, California
2) Limble, Lehi, Utah
3) Fluke, Everett, Washington
4) CentralSquare, Lake Mary, Florida
5) CityWorks, Sandy, Utah
6) Fiix, Toronto, Canada
7) MPulse Software, Inc., Eugene, Oregon
8) Intelligent Technology Solutions, LLC, Marietta, Georgia

The RFP was also posted on Sonoma County Water Agency and County of Sonoma Purchasing Department websites.

The fifteen firms listed below submitted proposals.

1) Advanced Enterprise Systems Corp dba Utility Cloud, Salem, New Hampshire
2) AutomaTech, Plymouth, Massachusetts
3) Cardno, Inc., Clearwater, Florida
4) CMMS Data Group, Inc., Chicago, Illinois
5) Data Transfer Solutions, LLC, Orlando, Florida
6) Four Winds Group, Inc., La Jolla, California
7) Hexagon EAM Holdings LLC, Madison, Alabama
8) Intelligent Technology Solutions, LLC, Marietta, Georgia
9) KloudGin, Sunnyvale, California
10) MaintStar, Inc., Irvine, California
11) MentorAPM, LLC, Phoenix, Arizona
12) NEXGEN Asset Management, Inc., Sacramento, California
13) Prengi, Inc., Florida
14) Timmons Group, Richmond, Virginia
15) Visionary Integration Professionals, LLC, Folsom, California

The following criteria were used to evaluate each firm:

- Thoroughness of proposal
- Professional qualifications and demonstrated ability to perform the work
- Responsiveness to the work requirements
- Exceptions to business terms

NEXGEN Asset Management, Inc. (Consultant) was selected to perform the work because of its experience with similar public agencies and demonstrated understanding of Sonoma Water's needs.

Sonoma Water may seek to amend or enter into subsequent agreement(s), with Board approval if required, relying upon this competitive selection process, after the preliminary or initial work is completed for the

Project.

SERVICES TO BE PERFORMED

Under the proposed agreement, Consultant will design and implement an asset management system for Sonoma Water using its proprietary asset management software to support Sonoma Water's asset management program (including water supply and sanitation services), and to manage and maintain Sonoma Water's physical above- and below-ground assets at their lowest lifecycle costs, while delivering expected levels of service.

The cost of services will not exceed $940,280; the term is from December 13, 2022 (to align the CMMS implementation with Sonoma Water's AMP implementation), through December 31, 2024.

The agreement includes two options for Sonoma Water to extend this agreement for a period of one year each by providing written notice to Consultant thirty days in advance of the expiration date of the agreement and of the first extension option.

County Strategic Plan:

N/A

Sonoma Water Strategic Plan Alignment:

Information Technology, Goal 1: Increase security, usability, and efficiency of Information Technology (IT) Systems.

Information Technology, Goal 2: Modernize remote equipment control and monitoring capabilities to improve efficiency and meet industry standards.

This project will help with Sonoma Water's Strategic Plan Goal (Maintain and improve the reliability of the Water Transmission System) and Strategy (Assess, maintain, and upgrade Water Transmission System infrastructure) to identify the various assets Sonoma Water maintains and to track maintenance of those assets.

Prior Board Actions:

08/30/2022: Authorized Sonoma County Water Agency's General Manager to execute an agreement between Sonoma Water and Carollo Engineers, Inc. for assistance with Phase 3 of Sonoma Water's Asset Management Program. Cost $1,100,000; term end June 30, 2024.

FISCAL SUMMARY

Expenditures	**FY 22-23 Adopted**	**FY23-24 Projected**	**FY 24-25 Projected**
Budgeted Expenses	$750,000	$190,280	
Additional Appropriation Requested			
Total Expenditures	**$750,000**	**$190,280**	
Funding Sources			
General Fund/WA GF			

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State/Federal			
Fees/Other	$750,000	$190,280	
Use of Fund Balance			
Contingencies			
Total Sources	**$750,000**	**$190,280**	

Narrative Explanation of Fiscal Impacts:
Budgeted amount of $750,000 is available from FY 2022/2023 appropriations for the Water Transmission Operations and Maintenance (O&M) Fund. FY 2023/2024 appropriations will be budgeted in that fiscal year.

Staffing Impacts:			
Position Title (Payroll Classification)	**Monthly Salary Range (A-I Step)**	**Additions (Number)**	**Deletions (Number)**

Narrative Explanation of Staffing Impacts (If Required):
N/A

Attachments:
None.

Related Items "On File" with the Clerk of the Board:
None.