



## Legislation Details (With Text)

**File #:** 22-627      **Version:** 1      **Name:** NPSA Brightly Software for FCA and Capital Predictor  
**Type:** Staff Report      **Status:** Filed  
**In control:** City Council  
**On agenda:** 11/21/2022      **Final action:** 11/21/2022  
**Enactment date:**      **Enactment #:** 2022-199

**Title:** Adopt a Resolution to Approve and Authorize the City Manager to Execute a Non-Professional Services Agreement with Brightly Software, Inc. to Perform a Facility Condition Assessment and Provide Capital Predictor Software in the Amount of \$95,465.22 for Fiscal Year 2022-2023, Plus an Additional \$105,350.18 for Five Additional Years of Capital Predictor Software for a Total Cost of \$200,815.40

**Indexes:**

**Code sections:**

**Attachments:** 1. Att A - Reso Brightly FCA and Capital Predictor Software, 2. Att B - Brightly FCA Proposal 2022

Date	Ver.	Action By	Action	Result
11/21/2022	1	City Council	Approved	Pass

Adopt a Resolution to Approve and Authorize the City Manager to Execute a Non-Professional Services Agreement with Brightly Software, Inc. to Perform a Facility Condition Assessment and Provide Capital Predictor Software in the Amount of \$95,465.22 for Fiscal Year 2022-2023, Plus an Additional \$105,350.18 for Five Additional Years of Capital Predictor Software for a Total Cost of \$200,815.40

### COUNCIL PRIORITY

- Infrastructure

### SUMMARY

The agreement provides for a facility condition assessment of all City Buildings, excluding park buildings. The assessment will inventory and barcode all fixed assets within the buildings. The data from the assessment will be entered into Capital Predictor software used for long-range capital planning and full asset lifecycle prediction. The agreement includes an initial subscription to Capital Predictor for fiscal year 2021-2022, plus a five-year fixed pricing schedule for annual software costs.

### RECOMMENDATIONS

Staff recommends that the City Council approve and authorize the City Manager to execute a non-professional services agreement with Brightly Software, Inc. to perform a facility condition assessment and provide a six-year software contract for Capital Predictor software.

### BACKGROUND

In 2021, the Community Advisory Budget Task Force recommended that the City complete a Facility Condition Assessment (FCA) for all City-owned buildings to properly assess deferred maintenance

and renovation needs. The project was funded as part of the biennial budget for fiscal years 2021-2022 and 2022-2023.

A comprehensive FCA was conducted in 2009 by CH2M Hill to completely audit all City buildings, establish a baseline physical condition, and determine any possible deficiencies. At the time, CH2M Hill rated the City buildings in good condition noting no major deficiencies. In 2016, Public Works engaged Dude Solutions (aka Brightly) and subcontractor EMG to perform a new FCA to identify and catalog fixed assets in buildings, to assess overall condition of building components, and to build a database to manage building maintenance and capital planning activities. The 2016 assessment revealed approximately \$400,000 in immediate repair needs and provided a 20-year replacement schedule for equipment and building component needs with a total cost of \$38 million, adjusted for inflation. The information is accessible with subscription to Capital Forecast software provided by Brightly.

The City subscribes to a suite of cloud-based applications from Brightly, including Mobile311/My-SL and Asset Essentials to manage maintenance activities and requests from the public at City facilities, parks, streets, and the Water Pollution Control Plant.

### **Analysis**

The proposal from Brightly and Alpha Facility Solutions includes a facility condition assessment of 553,000 square feet of City buildings, implementation of Capital Predictor software, barcoding of all fixed equipment, and a subscription to Capital Predictor for the remainder of the current fiscal year. The cost of the FCA and software is \$95,465.22 for the current fiscal year. The contract includes an additional 5-years of fixed software costs billed annually for an additional \$105,350.18 for a total contract cost of \$200,815.40.

Capital Predictor replaces the existing Capital Forecast software and integrates with Asset Essentials to deliver accurate predictive modeling of facility system capital needs, based on end of life and Facility Condition Assessments (FCA) up to thirty years into the future. The system will allow the City to shift to a more data-driven approach to capital planning.

### **Previous Actions**

Resolution No. 2022-145 - Annual Renewal for Facilities Management, Mobile311, Parks, and Water Plant Software Management Systems for \$103,075.62

### **Fiscal Impacts**

The Non-Professional Services Agreement will cost \$95,465.22 for fiscal year 2022-2023. There is sufficient funding for this project in account 010-17-001-5120. There are no off-setting revenues for this project, but the City will receive a credit for a partial year of Capital Forecast software once Capital Predictor is implemented.

The Contract also includes five years of fixed pricing for Capital Predictor software, to be paid each fiscal year as part of the annual Brightly subscription renewal:

Fiscal Year 2023-2024 software cost: \$19,843.19

Fiscal Year 2024-2025 software cost: \$20,438.48

Fiscal Year 2025-2026 software cost: \$21,051.64  
Fiscal Year 2026-2027 software cost: \$21,683.19  
Fiscal Year 2027-2028 software cost: \$22,333.68

## **ATTACHMENTS**

Att A: Resolution for Facility Condition Assessment and Capital Predictor Software  
Att B: Proposal for Facility Condition Assessment and Capital Predictor Software

**PREPARED BY:** Jennifer Auletta, Deputy Public Works Director, Public Works Department