Council Meeting Date: October 24, 2023

Subject: Capital Predictor Software Contract Change Order

Staff Resource(s): Jade Dundas, Capital Projects Department Director and Vicky Haskell, Capital Projects Financial Business Manager

Action Requested: Adoption of a resolution authorizing the City Manager to execute an amendment to extend the existing Brightly Software contract for an additional two years to the Capital Predictor Software for an additional amount of $42,067.55.

Background:

- In 2016, the City entered into an initial agreement with Dude Solutions for the City's facility maintenance work order and asset management software.
- Since the initial contract award, the company has grown and expanded its product offerings.
- Through this growth, the name of the company has also changed to Brightly Software, Inc.
- Brightly Software, Inc. continues to provide and maintain the original asset management software and in 2021 the City added their Energy Manager product to track carbon emissions.
- In 2022, additional investments in the system have been made with the purchase of a Capital Predictor tool.
- This service provided by Brightly Software Inc. was contracted through a Cooperative Purchasing group, Sourcewell which was competitively solicited.
- This system works with the asset management system, work order system, and the data collected from the Comprehensive Facility Study to forecast future capital needs and guide capital budgeting.
- The existing Brightly Software tools allow the City to maintain an accurate picture of building condition and performance.
- This software allows the City to be more proactive in future maintenance investments.
- Continuing with this contract is critical to ensuring continuity related to managing facility assets and ensuring that the other asset management platforms mentioned in this report remain functional.
- The change order is required in order to authorize the annual renewal payments for the next two years through the remainder of this contract. The initial authorization allowed for the purchase and the first year's licensing agreement.

Vendor Outreach Efforts:

- The change order is with the existing vendor.
- No additional outreach was performed because the Capital Predictor software is an add-on that is only available through Brightly which is the current software provider of the City's maintenance software.
- Brightly software was purchased in 2020 through the Sourcewell Cooperative Purchasing Agreement (Co-op). Sourcewell requires companies to submit documentation of their MWBE status.
- The contract under which this program was purchased lists the vendor as a certified MBE in the State of California. Subsequent company acquisitions have changed this status.

Council Goal(s):

- A financially resilient city, a clean and healthy environment, and a well-planned and livable community.

Committee(s):

- None

Pro(s):

- Provides the City with needed information regarding the current condition of its facilities, Long-term facility management, and will help in the prioritization and planning of future capital maintenance and investments in City facilities.

Con(s):

- None

Fiscal Impact:

- Funding for the first year of this contract is available in the Capital Projects Department operating budget. Future years will be planned for during the annual budget development process.

Suggested Motion:

- Motion authorizing the City Manager to execute an amendment to the existing contract with Brightly Software to extend the term of the contract for an additional 2 years of service of the Capital Predictor Software in the amount of $42,067.55.

Attachment(s):

- Resolution

RESOLUTION NO. 23-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT THE EXISTING CONTRACT WITH BRIGHTLY SOFTWARE TO EXTEND THE TERM FOR AN ADDITIONAL 2 YEARS OF SERVICE ON THE BRIGHTLY SOFTWARE FOR THE CAPITAL PREDICTOR SOFTWARE

WHEREAS, the City of Asheville has authority pursuant to Article 3 of Chapter 160A of the North Carolina General Statutes to enter into contracts for services with other entities; and

WHEREAS, the City of Asheville has authority pursuant to N.C.G.S. § 143-129(e) and § 143B-1350 to make purchases through a competitive bidding group purchasing program for information technology and supporting services; and

WHEREAS, Brightly Software, Inc was selected to provide information technology and supporting services through the Sourcewell purchasing program; and

WHEREAS, the contract involves the implementation of 2 additional years of the Capital Predictor software; and

WHEREAS, the total additional fee for this contract is $42,067.55, and funding for the project is allocated within the General Fund through the Facility Maintenance Operating Funds;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The City Manager is hereby authorized to execute an amendment to the existing contract with Brightly Software to extend the term of the contract for an additional 2 years of service for the Capital Predictor Software for additional contract amount of $42,067.55 and a total contract amount not to exceed $190,076.06

Read, approved and adopted this the 24th day of October, 2023.

_____ _____

City Clerk Mayor

Approved as to form:

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City Attorney