THE CITY OF ASHEVILLE

Staff Report

Council Meeting Date: September 13, 2022

Subject: Brightly Software- Asset Essentials

Staff Resource(s): Jade Dundas, Capital Projects Director

Action Requested: Adoption of a resolution authorizing the City Manager to execute a contract with Brightly Software, Inc. for the continued use of their Asset Essential software for the City's facility maintenance department work order and asset management software.

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.
- Additional investments in the system have been made recently with the purchase of a capital maintenance prediction tool.
- This system works with the asset management and work order system 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.
- They will also allow the City to be more proactive in future maintenance investments.
- Entering into 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.
- This contract is for $99,026.71 for 60 months broken down as follows:
    - Year 1 - $18,839.52
    - Year 2 - $19,310.51
    - Year 3 - $19,793.27
    - Year 4 - $20,288.10
    - Year 5 - $20,795.31

Vendor Outreach Efforts:

- This represents an enhancement to an existing software system.
- The original system was purchased and installed several years ago and is a critical component of our facility asset management program.
- Because this contract represents a continuation of the use of existing software, there was no outreach performed prior to making this request.

Council Goal(s):

- Smart City

Committee(s):

- N/A

Pro(s):

- Continuing the service with Brightly Software Inc. will allow the City of Asheville to continue creating work orders in response to needed maintenance, prioritizing and scheduling of preventive maintenance, and analyzing repair compared to replacement cost.

- Continuing this service will also allow the energy management and capital predictor software to be supported with necessary asset information.

Con(s):
- None identified

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 to adopt a resolution authorizing the City Manager to execute a five (5) year contract with Brightly Software, Inc. for the continued use of their Asset Essential software for the City's Facility Maintenance Department work order and asset management software in a total amount not to exceed $99,026.71.

Attachment(s)
- Resolution

RESOLUTION NO. 22-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH BRIGHTLY SOFTWARE, INC. FOR THE CONTINUED USE OF ASSET ESSENTIALS 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, this new five year contract involves the continued use of the work order system and eventually will incorporate the Capital Predictor software upon the completion of the Comprehensive Facilities Study; and

WHEREAS, the total negotiated fee for this contract is $99,026.71, and funding for the project is allocated within the General Fund;

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

The City Manager is hereby authorized to execute a new five (5) year contract with Brightly Software, Inc. for the continued use of their Asset Essential software for the City's Facility Maintenance Department work order and asset management software in a total amount not to exceed $99,026.71.

Read, approved and adopted this the 13th day of September, 2022.

_____ _____

City Clerk Mayor

Approved as to form:

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City Attorney