



# Pinellas County

## Staff Report

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**File #:** 19-030A, **Version:** 1

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### **Subject:**

First Amendment to the purchase authorization with Woolpert, Inc. for the implementation of Cityworks as an Enterprise Asset Management technology solution.

### **Recommended Action:**

Approval of the First Amendment to the purchase authorization with Woolpert, Inc. (Woolpert) for the implementation of Cityworks as an Enterprise Asset Management (EAM) technology solution.

- The original purchase authorization for a comprehensive EAM program was approved by the Board of County Commissioners (Board) on June 21, 2016 in the amount of \$6,547,551.94.
- The First Amendment increases the purchase authorization to \$11,102,525.00, an increase of \$4,554,973.06.
- As a result of discovery conducted in Phase 1 of the original purchase authorization, this amendment is an alternate approach to best implement software and train all users.
- This amendment includes \$1,047,057 for GIS readiness support, which was in the County's responsibility and was not included in the original contract.
- Original contract billed to date is \$3,292,422.20.
- Pricing is per General Services Administration (GSA) contract GS-35F-0425P. Project completion is anticipated for December 31, 2021.
- EAM Project Funding budgeted over multiple years and is derived from a combination of General, Special Revenue and Enterprise Funds.

### **Strategic Plan:**

Create a Quality Workforce in a Positive, Supportive Organization

1.3 Make workforce safety and wellness a priority

Ensure Public Health, Safety, and Welfare

2.5 Enhance pedestrian and bicycle safety

Practice Superior Environmental Stewardship

3.1 Implement green technologies and practices where practical

3.2 Preserve and manage environmental lands, beaches, parks and historical assets

3.4 Reduce/reuse/recycle resources including energy, water, and solid waste

Foster Continual Economic Growth and Vitality

4.4 Invest in infrastructure to meet current and future needs

Deliver First Class Services to the Public and Our Customers

5.2 Be responsible stewards of the public's resources

5.3 Ensure effective and efficient delivery of county services and support

5.4 Strive to exceed customer expectations

**Summary:**

The First Amendment increases the purchase authorization to \$11,102,525.00, an increase of \$4,554,973.06. The amendment is necessary to support the revised scope, which reflects results of organization and department readiness review conducted in the discovery activity in Phase 1 of the original contract. The primary discovery outcome was that the five operating departments were performing asset management at very different levels of proficiency. To effectively and efficiently implement software services, it has been determined that a two-track approach be adopted. Each track will be a full implementation effort, including system configuration, deployment, and all the necessary tasks to realize a fully deployed solution.

The revised scope identifies and describes all the tasks necessary to configure the Cityworks software solution, migrate data, develop system integrations, and deploy a complete solution for the divisions within five major operating departments: Public Works, Utilities, Real Estate Management, Solid Waste, and Parks and Conservation Resources.

This revised approach and increase in cost was re-run through the Business Case analysis performed for this project and still yielded a "Low Risk and High Value" in line with the original analysis performed.

Associated fees are not to exceed \$11,102,525.00. Pricing is per General Services Administration (GSA) contract GS-35F-0425P. Project completion is anticipated for December 31, 2021.

**Background Information:**

On June 21, 2016, the Board approved the purchase authorization for the above referenced project with the goal of implementing a comprehensive enterprise asset management program to optimize the life cycle of County owned vertical and horizontal assets and the resources supporting them.

The overall project schedule was estimated at 48-months and consisted of a two-phase implementation approach. The original Board approval only provided for Phase 1 with the goal of configuring the solution for all the participating work. Costs and final schedule for Phase 2 were to be developed and defined during Phase 1. The original contract estimate for Phase 2 was \$1,500,000.00.

An initial scope of work has been completed on this project. During the Departmental Readiness Assessment (DRA), it became clear that there were too many groups involved to take all of them through the implementation projects as originally planned. Therefore, a new approach was developed to establish the foundation components of the EAM system and a set of software implementation planning tasks were executed.

This amendment includes \$1,047,057.00 for GIS readiness support, which was in the County's responsibility and was not included in the original contract. It is recognized that Woolpert is better positioned to provide GIS readiness support, specifically in the areas of vertical applications and documentation.

**Fiscal Impact:**

Original contract approved amount \$6,547,551.94

Phase 1: \$5,047,551.94

Phase 2: \$1,500,000.00

First Amendment estimated expenditure not to exceed \$11,102,525.00

Implementation Planning: \$ 1,438,873.00

Track 1: \$ 4,944,640.29

Track 2: \$ 4,719,011.74

Total: \$11,102,525.03

Owner Directed Contingency: \$468,123.84

EAM Project Funding is derived from a combination of General, Special Revenue and Enterprise Funds.

Funding will be tracked in the BCC Strategic Projects cost center

**Staff Member Responsible:**

Bryan Zumwalt, Director, Office of Technology and Innovation

Jeremy Waugh, Director, Office of Asset Management

Joe Lauro, Director, Purchasing

**Partners:**

N/A

**Attachments:**

First Amendment

Exhibit A Statement of Work

Exhibit B Price Proposal

Exhibit C Project Schedule