

**COUNCIL ACTION FORM**

**SUBJECT:**           **LIMBLE SOLUTIONS LLC COMPUTERIZED MAINTENANCE  
MANAGEMENT SOFTWARE FOR POWER PLANT**

**BACKGROUND:**

The Power Plant uses a Computerized Maintenance Management Software (CMMS) system which tracks asset health, maintenance records, work orders, and inventory. It is crucial to have an up-to-date system to assure power plant reliability and efficiency. Limble Solutions LLC is currently the provider for the cloud-based CMMS that the Power Plant uses.

In 2019, City staff sought proposals from companies for both software-as-a-service (SAAS) and purchased software solutions to replace the existing system. On August 27, 2019, City Council awarded a three-year agreement to Limble CMMS, Lehi, Utah. This product has allowed all plant employees to have easy, mobile access to all inventory, parts, work requests, and preventative maintenance tasks. The cloud-based system also allows software updates to be administered automatically, meaning the Power Plant continues to have the most up-to-date version. Besides access to the software, the annual price covers set up, maintenance fees, data backup, and instant customer support. The Limble system has proven to have good inventory management, work order capabilities, plant status quick view, usability, and scheduling abilities.

Plant staff performed a large amount of research before implementing Limble CMMS, finding it was the best CMMS to use at the power plant considering price and performance. Staff went through a considerable amount of effort changing from the previous CMMS to the Limble system and this same amount of effort would be needed if the decision was made to separate from Limble and go with another provider.

**Staff is requesting that the City Council waive the City's purchasing policies requiring formal competitive bids and award a second three-year agreement to Limble CMMS, Lehi, Utah in the amount of \$88,200.**

**The City Council is being asked to approve a three-year agreement at this time, rather than a one-year contract with renewal options. It should be noted that this contract includes a preferred Partner Discount of 20% and a discount of 10% because it is for three years. The City will pay \$29,400 annually.**

The FY 2022/23 Power Plant maintenance budget includes \$27,000 for the software service. The additional \$2,400 will come from the Maintenance Training account.

**ALTERNATIVES:**

1. A. Waive the Purchasing Policies and Procedures requirement for competitive bids.  
  
B. Award a three-year contract for Computerized Maintenance Management Software to Limble CMMS, Lehi, Utah in the amount of \$88,200.00
2. Award a one-year contract with renewal options for Computerized Maintenance Management Software to Limble CMMS, Lehi, Utah in the amount of \$33,600.00
3. Do not approve the contract and adopt a “pay as you go” approach for these needed services.

**CITY MANAGER’S RECOMMENDED ACTION:**

Limble CMMS has proven itself as an essential tool in the Power Plant’s maintenance program. Pricing for the three-year contract is comparable to the previous contract. The continuation of Limble CMMS assures the use of a versatile product that assists plant staff in managing the facility and equipment to achieve reliability and efficiency.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 A-B, as stated above.