



Livingston County

Facility Services Department

Memo

DATE: 2/5/24
TO: General Government & Health and Human Services Committee (GGHHS)
FROM: James P. Gallagher
RE: Resolution to purchase Budgeted CIP item FY 2024

Maintaining several hundred, or even thousands of individual assets can be challenging. One of those challenges is the loss of institutional knowledge when a long-time employee leaves employment with the County. Another challenge is documenting work history and having date driven decisions for when to repair or replace an asset. The Board of Commissioners in years past, as well as the County's Administration has expressed an interest in the creation of a formal strategy for capital improvements. The Facility Services Department also desires to modernize how we document and track work on the many assets in the County's portfolio.

We currently lack key performance indicators (KPIs) for asset health, work order data, asset history etc. Such is the hardship of relying on paper files that are often lost, incomplete, and not searchable. Brightly is a company recently purchased by technology behemoth Siemens. Their Computerized Maintenance Management System (commonly abbreviated as CMMS in the industry) is able to bring the department into the 21st century. They offer a full suite of capabilities that includes collecting financial and mechanical KPIs, Capital Asset Replacement Programs and financial forecasting, work order management among other abilities.

The Facility Services Department spent a significant amount of time in 2023 investigating several company's solutions in the CMMS realm, including a site visit to Macomb County to discuss the Brightly software with their team and learn how it is being used and received in a real-world setting. The culmination of our investigative efforts has resulted in our opinion that the offering from Brightly is a feature-rich industry standard set of tools that will enable the department to fulfill the Board's and Administration's desires to be forward looking and proactive about long term asset replacement schedules, and capital asset management generally.

The budgeted appropriation via resolution 2023-12-194 is \$95,000. The total purchase price of Phase I implementation is \$91,232.25. This software as a service model does have an annual subscription component, year two of which will begin January 2025 and cost \$29,952.30 and increase annually at a below industry standard of 3%. Phase II will begin January 2025 with a one-time implementation costing roughly \$25,560.

Respectfully Submitted,

James P. Gallagher

James P. Gallagher
Deputy Director – Facility Services