

Mayor and Council Communication

DATE: 06/28/22

M&C FILE NUMBER: M&C 22-0517

LOG NAME: 13P RFP 21-0188 PROJECT MANAGEMENT INFORMATION SYSTEM ITS ADK

SUBJECT

(ALL) Authorize a Purchase Agreement with e-Builder, Inc., for the Purchase of a Project Management Information System with a Five Year Term with Implementation and Subscription Costs in an Amount of \$1,771,300.00 for the First Year and \$1,603,080.00 for Years Two Through Five for a Total Five Year Cost of \$3,374,380.00 for the Transportation and Public Works, Water, Park and Recreation, and Property Management Departments which will be Managed by the Information Technology Solutions Department and Adopt Attached Appropriation Ordinances and Amend the Fiscal Year 2022 Adopted Budget and Fiscal Years 2022-2026 Capital Improvement Program, and Effect a Portion of Water's Contribution to the Fiscal Years 2022-2026 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize a purchase agreement with e-Builder, Inc., for the Purchase of a Project Management Information System with a five year term with implementation and subscription costs in an amount of \$1,771,300.00 for the first year and \$1,603,080.00 for years two through five for a total five-year cost of \$3,374,380.00 for the Transportation and Public Works, Water, Park and Recreation, and Property Management Departments which will be managed by the Information Technology Solutions Department;
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the ITS Capital Fund, by increasing estimated receipts and appropriations in the FY22 PMIS Project (City Project No. 103782) in the amount of \$177,130.00, and decreasing estimated receipts and appropriations in the Business Applications-IT Programmable Project (City Project No. P00037) by the same amount;
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Water & Sewer Capital Projects Fund in the amount of \$708,520.00 from available funds, for the purpose of funding the FY22 PMIS project (City Project No. 103782) to effect a portion of Water's contribution to Fiscal Years 2022-2026 Capital Improvement Program;
4. Adopt the attached ordinance increasing estimated receipts and appropriations in the Capital Projects Service Fund, in the amount of 1,408,693.00, authorizing the use of net position, for the purpose of transferring to the Capital Project Srvc-Capital Fund;
5. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Capital Project Srvc – Capital fund in an amount of \$523,043.00 transferred from the Capital Projects Service Fund, Capital Projects Svcs Business programmable project (City Project No. P00111);
6. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Capital Project Srvc – Capital fund in an amount of \$885,650.00 transferred from the Capital Projects Service Fund, for the purpose of funding the FY22 PMIS project (City Project No. 103782); and
7. Amend the Fiscal Year 2022 Adopted Budget and Fiscal Years 2022-2026 Capital Improvement Program.

DISCUSSION:

City of Fort Worth Departments currently utilize several different software programs to manage capital projects. For example, there are separate software programs for budget, payments, scheduling, inspection, bidding, and other management tasks. These separate programs do not interface with each other, thereby causing project management inefficiencies. In addition, these separate programs do not allow Capital Delivery staff to easily monitor and assess the delivery of infrastructure programs by the Departments and citywide.

The Capital Delivery team identified this limitation with the current systems and requested that the Information Technology Solutions (ITS) Department and Purchasing assist in identifying a Project Management Information System (PMIS) that would provide a holistic capital management solution. It is anticipated that the PMIS will be utilized by the Transportation and Public Works, Water, Park and Recreation, and Property Management Departments for the management of capital projects.

In order to procure a PMIS, Request for Proposal (RFP) 21-0188 was advertised in the *Fort Worth Star-Telegram* for three consecutive Wednesdays beginning on August 11, 2021, through August 25, 2021. Fifty-Five vendors were solicited and the city received twelve responses. Two of the twelve were deemed non-responsive because of failure to adhere to page and font requirements.

An evaluation panel comprised of representatives of the ITS, Water, Transportation and Public Works (TPW), Park and Recreation, and Property Management Departments reviewed and scored the submittals using the Best Value criteria which included:

- (a) Functionality
- (b) Technical
- (c) Approach
- (d) Company's Experience

(e) Cost of service

After the initial evaluations, four of the highest-scoring bidders were required to demonstrate their products. The individual scores were averaged for each of the criteria and the final scores are listed in the following table. Points for pricing is determined as follows: Bidder must receive at least 50% or more of the total available points for technical criteria.

Evaluations:

Bidders	A	B	C	D	E	Total Score
e-Builder, Inc.	6	6	5	6	30.00	69.56
Kahua, Inc.	6	6	6	5	18.35	58.91
PMTech dba PMWeb	6	6	6	5	29.32	67.32
Procore Technologies, Inc.	7	7	6	7	21.97	70.03

After the demonstrations, Procore Technologies, Inc., received the highest score; however, the City and ProCore Technologies, Inc., were unable to agree to terms with the use of third party vendors, negotiations were ended. Therefore, in the best interest of the City, the evaluation panel and Purchasing staff, along with the Legal department agreed to move forward with the next highest scoring vendor. The vendor with the second highest score was e-Builder, Inc. As a result, staff recommends entering into a 5-year agreement with e-Builder, Inc.

These implementation costs will be funded by the participating departments as depicted below:

Year 1			
Department	Description	Share of Contract	Year 1 Cost
Transportation and Public Works	One-Time implementation, Integration, Managed Services, Software Subscription + Test Environment, Data Migration/Integration Costs, Travel Expenses, Archival Services	50%	\$885,650.00
Water	One-Time implementation, Integration, Managed Services, Software Subscription + Test Environment, Data Migration/Integration Costs, Travel Expenses, Archival Services	20%	\$354,260.00
Water Wastewater	One-Time implementation, Integration, Managed Services, Software Subscription + Test Environment, Data Migration/Integration Costs, Travel Expenses, Archival Services	20%	\$354,260.00
Park and Recreation	One-Time implementation, Integration, Managed Services, Software Subscription + Test Environment, Data Migration/Integration Costs, Travel Expenses, Archival Services	0%	\$0.00
IT Solutions (for Property Management)	One-Time implementation, Integration, Managed Services, Software Subscription + Test Environment, Data Migration/Integration Costs, Travel Expenses, Archival Services	10%	\$177,130.00
Total Year 1 Contract Cost			\$1,771,300.00

IT Solutions will be responsible for paying the annual renewal costs using the IT Solutions Operating Budget using the department's funds as follows:

Year 2-5			
Department	Description	Share of Contract	Per Year Costs
Transportation and Public Works	Software Subscription + Test Environment	40%	\$160,308.00
Water	Software Subscription + Test Environment	20%	\$80,154.00
Water Wastewater	Software Subscription + Test Environment	20%	\$80,154.00
Park and Recreation	Software Subscription + Test Environment	10%	\$40,077.00

Property Management	Software Subscription + Test Environment	10%	\$40,077.00
Total Year 2-5 Contract Cost		Per Year	\$400,770.00

In addition to the implementation and renewal costs, funds must be allocated for TPW staff that will assist in the implementation of the PMIS. This is estimated to be 4400 hours at an estimated cost of \$523,043.00.

The action in this M&C will amend the Fiscal Year 2022 Adopted Budget as approved in connection with Ordinance 25073-09-2021, Section 5. Internal Service Funds, as listed on page 21.

Fund / Department	FY2022 Adopted Budget	M&C Authority	Budget Adjustment	Revised FY2022 Budget
Budget Category	Budget			
Capital Projects Services Fund				
Revenues- TPW				
Charge for Services	\$ 14,954,248.00			\$ 14,954,248.00
Use of Money &Property	\$ 100,000.00			\$ 100,000.00
Use of Fund Balance/Net Position	\$ 38,513.00			\$ 38,513.00
Use of Fund Balance/Net Position		This M&C	\$ 1,408,693.00	\$ 1,408,693.00
Total Revenues	\$ 15,092,761.00		\$ 1,408,693.00	\$ 16,501,454.00
Expenditures- TPW				
Transportation and Public Works	\$14,530,924.00			\$14,530,924.00
Transfer to General Fund	\$3,291.00			\$3,291.00
Transfer to Vehicle and Equipment Replacement Fund	\$513,000.00			\$513,000.00
Transfer to IT Refresh Capital	\$45,546.00			\$45,546.00
Transfer to Capital Project Service-Capital Fund		This M&C	\$1,408,693.00	\$1,408,693.00
Total Expenditures	\$15,092,761.00		\$1,408,693.00	\$16,501,454.00

The action in this M&C will amend the Fiscal Year 2022-2026 Capital Improvement program as approved in connection with Ordinance 25073-09-2021, Section 6. Capital Improvements, as listed on page 22:

Capital Fund Name	Project Name	FY2022 CIP Appropriations	Authority	Budget Adjustment	Revised FY2022 Budget
30112-ITS Capital Fund	P00037-Business Applications IT	\$859,401.00	This M&C	(\$177,130.00)	\$682,271.00
30102-Capital Project Svc – Capital fund	P00111-Capital Projects Svcs Business	\$233,000.00	This M&C	\$523,043.00	\$756,043.00

It is the practice of the Water Department to appropriate its CIP plan throughout the fiscal year, instead of within the annual budget ordinance, as projects commence, additional funding needs are identified, and to comply with bond covenants. The actions in the M&C will appropriate funds in support of the Water's portion of the City of Fort Worth's Fiscal Years 2022-2026 Capital Improvement Program, as follows:

Capital Fund Name	Project Name	FY2022 CIP Appropriations	Authority	Budget Adjustment	Revised FY2022 Budget
56002-W&S Capital Projects Fund	103782-Fiscal Year 2022 Project Management Information System	\$ -	This M&C	\$708,520.00	\$708,520.00

Funding is available for appropriation from the Water Department Public Utility department's Unspecified-All Funds of the Water & Sewer Capital

Projects Fund, the ITS Other General Government departments Business Applications-IT programmable project within the ITS Capital Fund and the TPW Construction Inspection department's Net position within the Capital Project Service operating Fund for the purpose of funding the FY22 PMIS project.

AGREEMENT TERMS: The agreement will be for a five year term with no renewals.

BUSINESS EQUITY - A waiver of the goal for Business Equity subcontracting requirement is approved by the DVIN-BE, in accordance with the Business Equity Ordinance, because the purchase of goods or services is from sources where subcontracting or supplier opportunities are negligible.

ADMINISTRATIVE CHANGE ORDER: An administrative change order or increase may be made by the City Manager up to the amount allowed by relevant law and the Fort Worth City Code and does not require specific City Council approval as long as sufficient funds have been appropriated.

Funding for this project was not included in the FY2022-2026 Capital Improvement Program because the bidding process did not occur until after the development of the FY2022-2026 Capital Improvement Program process. This action in this M&C will amend the Fiscal Years 2022-2026 Capital improvement Program as approved in connection with Ordinance 25073-09-2021.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Unspecified-All Funds project within the W&S Capital Projects Fund, the Business Applications-IT programmable project within the ITS Capital Fund and available in net position within the Capital Projects Service Operating Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinances, funds will be available in the W&S Capital Projects Fund, ITS Capital Fund and Capital Project Svc - Capital Fund for the FY22 PMIS project to support the approval of the above recommendations and execution of a purchase agreement. Prior to an expenditure being incurred, the IT Solutions Department has the responsibility of verifying the availability of funds.

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