REQUEST FOR INFORMATION
COMPUTERIZED MAINTENCE MANAGEMENT SYSTEMS

Purpose:

The purpose of this RFIs is to gather information about the capabilities of available Computerized Maintenance Management Systems (CMMS) since GBRA may elect to purchase and implement a new CMMS in the future. This RFI is NOT a request for a proposal, bid, or quotation. Per the Texas State Comptroller, "Responses to RFIs are public information". The RFI does not obligate GBRA to any particular vendor or dollar amount. Rather, the RFI is simply intended to gather information regarding the capabilities of existing software products in order for GBRA to clearly define functional requirements for a new CMMS.

GBRA is in the process of defining software and implementation requirements which may ultimately be used to select the CMMS that is most advantageous to GBRA. GBRA may invite RFI respondents to provide demonstrations of any and all elements of their RFI response on either May 8th or May 9th.

Company Background:

GBRA provides stewardship for the water resources in its ten-county statutory district, which begins near the headwaters of the Guadalupe and Blanco Rivers, ends at San Antonio Bay, and includes Kendall, Comal, Hays, Caldwell, Guadalupe, Gonzales, DeWitt, Victoria, Calhoun and Refugio counties. GBRA owns and/or operates several water treatment and distribution systems, several wastewater treatment and collection systems, several hydroelectric generation facilities, and multiple parks which provide a variety of recreation and camping opportunities to the public. Operations are split geographically and GBRA intends to ultimately select and implement one CMMS that will be used across the enterprise to manage all operation, maintenance, and asset management functions.

Information Requested:

The high-level functional requirements that GBRA desires, and that software vendors are encouraged to demonstrate, are as follows:

1. Integration with GBRA's Esri GIS. The integration must synchronize all linear asset data and enable service requests and work orders to be viewed, created, or edited through a map-based interface.
2. Allow searching, filtering, and aggregation of data (e.g., work order actual costs, planned PM hours, etc) by all of the following:
    o Asset owner (e.g., GBRA, City of San Marcos, etc.)
    o GBRA division(s) and work group(s) that are responsible for operating or maintaining the assets
    o Asset location (e.g., lift station 1, San Marcos Treatment Plant)

- o System (e.g., potable water distribution system, preliminary treatment process)
- o Asset Type (e.g., pump, motor, pipe)
3. Configurable interface that allow users to focus on the capabilities that their role requires (e.g., KPIs and reporting, work order creation, planning, and scheduling, spare parts management, work order data entry, etc.).
4. Track the labor, material, and equipment costs of all work performed.
5. Create and route work orders based on defined calendar frequencies and SCADA inputs (e.g., equipment runtimes).
6. Record condition assessment results and track condition scores over time.
7. Record likelihood of failure, consequence of failure, and risk scores. Ideally the software could be configured to derive LoF, CoF, and Risk scores from underlying data or criteria scores (e.g., condition, performance, environmental impact, social impact, etc).
8. Spare parts inventory management (e.g., vendor data, track quantities on hand and usage over time, set reorder points, etc.) and assignment of spare parts to preventive maintenance job plans and corrective work orders.
9. Provide users access to the CMMS and GIS data in the field so that they can manage the asset inventory data (e.g., add, edit, retire assets, take pictures, etc.) and manage work orders (e.g., view their assigned work, view maintenance tasks and related documents, see parts lists, record staff and hours, enter notes, enter problem, cause, and resolution codes, create new service requests and work orders, etc). Ideally the mobile module will have offline capabilities to allow users to continue work in remote areas.
10. Model the degradation of assets over time based on their most recent condition assessment and defined useful life. Schedule asset renewal events and anticipated costs based on defined asset attributes (e.g., renewal strategy, rehabilitation cost, replacement cost).

In order to gain the most accurate information please respond to each of the enumerated items with a brief description of the software's capability to perform the listed function(s), even if it is to respond with confirmation that the software does not perform the listed function.

GBRA appreciates your time and attention in assist us in this process.

GBRA requests that all responses be submitted by 2 pm on Tuesday, April 23rd to vcastillo@gbra.org. Should any potential respondents require further information they may contact Victor Castillo at 830-579-5822 or vcastillo@gbra.org.