



CUMBERLAND COUNTY

RFP: Facilities Condition Assessment (FCA)
& Computerized Maintenance Management
System (CMMS)

Cumberland County, Maine

December 4, 2024

ALPHA Facilities Solutions
4085 Cibolo Canyons
San Antonio, TX 78261
Office: (210) 492-5742
www.alphafacilities.com

Minority Owned Small Business
Service-Disabled Veteran Owned
Small Business (SDVOSB)
Small Disadvantaged Business

Contract Vehicles:

Sourcewell Contract No. 0204-ALP
TIPS Contract 230102 Facilities Mgmt
GSA Multiple Award Schedule
(MAS) Contract No. 47QRAA20D000T
GSA OASIS Small Business, Pool 1
Contract No. 47QRAD20D1166
GSA OASIS+ Service-Disabled Veteran
Owned Contract No. 47QRCA24DV012

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Alpha[™]
Facilities Solutions
Building perspective.

Brightly

FEE PROPOSAL

As requested, our collective fee proposal is inclusive of all services and software provided by ALPHA and Brightly.

Our fee is intended to offer Cumberland County a comprehensive facility condition assessment service described within the standard scope of work to include facility condition assessments, asset inventory, QR/barcode tagging, and development of preventive maintenance schedules for facilities totaling approximately 450,000 GSF. Proposed fees include project set up, mobilization, assessment data collection and assessment report, set-up and population into Brightly Software.

Brightly's 5-year contract option limits annual uplift to 3% compared to 6% uplift for a 3-year contract term, offering significant savings in renewal costs in years 2-5.

ALPHA FACILITIES SOLUTIONS, LLC			
Name of Project	Cumberland County		
Location	Portland, ME		
Date Estimated	12/04/2024		
Estimated number of buildings	6		
Estimated start date	TBD		
Estimated completion date	TBD		
Scope of Services:			
Work effort includes asset management services as described within proposal for facilities totaling approximately 450,000 square feet. Proposed fees include project set up, mobilization, assessment data collection, and deliverables.			
<i>Proposed fee is good for ninety (90) days from the date estimated.</i>			
Description	Measure (Gross Square Footage)	Unit Cost	Fee
Facility Condition Assessment and Asset Inventory	450,000	\$ 0.1250	\$ 56,250.00
Barcode Tagging Services (optional)	450,000	\$ 0.0140	\$ 6,300.00
PM Schedule Development and Labor Requirement Analysis (optional)	450,000	\$ 0.0150	\$ 6,750.00
Brightly Asset Essentials Enterprise Initial software investment and Implementation (Investment Year 1) Subscription (30 months*): 1/1/2025 to 6/30/2027 See Appendix A	450,000	Lump Sum	\$ 51,490.66
Software Subscription Investment Year 2			\$ 32,674.51
Software Subscription Investment Year 3			\$ 34,634.98
Brightly Asset Essentials Enterprise Initial software investment and Implementation (Investment Year 1) Subscription (54 months*): 1/1/2025 to 6/30/2029 See Appendix B	450,000	Lump Sum	\$ 51,490.66
Software Subscription Investment Year 2			\$ 31,749.76
Software Subscription Investment Year 3			\$ 32,702.25
Software Subscription Investment Year 4			\$ 33,683.33
Software Subscription Investment Year 5			\$ 34,693.82
<i>*Subscription months based on fiscal year</i>			
Total Estimated Fee w/ 30 month software subscription			\$ 188,100.15
Total Estimated Fee w/ 54 month software subscription			\$ 372,419.97