


Cumberland **County**
POSITION PAPER FOR AGENDA ITEM

TO:	Cumberland County Commissioners
FROM:	Bill Trufant, Facilities Director
DATE:	January 30, 2025
SUBJECT:	Facilities Condition Assessment (FCA) & Computer Maintenance Management System (CMMS)

Requested Action:

Authorize the County to enter into an agreement with Bureau Veritas to conduct a Facilities Condition Assessment (FCA) and design build a new Computer Maintenance Management System (CMMS) with Capital Asset Forecasting.

Background & Purpose of Request:

Over the past decade, the County has periodically entered into agreements with entities to conduct site specific analysis of County owned properties and assets. The most recent analysis was conducted in 2022 when the County Parking Garage was analyzed using a ten (10) year bench mark for future upgrades/repairs. From the extensive report that was provided, the County was able to establish a plan to make phasing upgrades that were identified.

Up to this point, the County as a whole, has never had a full scale analysis of County owned/occupied properties that the public, employees, and tenants use daily. The County has had to be more reactionary to deficiencies and breakdowns rather than forecasting certain items needed for Capital Expenditures.

The County currently has a small-scale style work order system, or CMMS, that works but isn't user friendly. With this system it is difficult to track items for Facilities expenditures. It does not list assets, track financials, and does not provide Capital Asset Forecasting. In this day and age, forecasting the longevity of County assets can really affect budget cycles both positively and negatively.

This request and project setup was sent out as an RFP with the County receiving five (5) submissions. The responding vendors were Alpha Facilities Solutions, Atom AI Solutions, Bureau Veritas, Facilities Management Express, and FOS. The County reviewed submissions and interviewed FOS, Bureau Veritas, and Alpha Facilities Solutions. After the interview process, the County ultimately chose Bureau Veritas. They showed the knowledge, understanding, experience, and overall end-user experience that will take the County to the next level for years to come.

This action is to allow Bureau Veritas to work with County staff to inspect, tag, log, and map all County owned assets. Once this inspection has been completed, the data collected will be implemented into a County designed CMMS and Capital Asset Predictor program. This will become a one stop program that will be all-inclusive for anything Facilities related. This will also allow the Facilities Department to accurately compile data points and reports that will provide real-world costs for future capital expenditures.

Maine
Cumberland **County**
POSITION PAPER FOR AGENDA ITEM

Funding Amount and Source:

The project amount is \$93,000 and will be funded by the ARPA Revenue Loss Account.

Effective Date:

02/18/2025

Attachments:

RFP Submittals for the three interviewed;

Bureau Veritas

FOS

Alpha Facilities Solutions