

ITEM #: 13
DATE: 11-18-25
DEPT: ELEC

COUNCIL ACTION FORM

**SUBJECT: COMPUTERIZED MAINTENANCE MANAGEMENT SOFTWARE FOR
POWER PLANT**

BACKGROUND:

The Power Plant uses a Computerized Maintenance Management Software (CMMS) system which tracks asset health, maintenance records, work orders, and inventory. It is crucial to have an up-to-date system to assure power plant reliability and efficiency. Limble Solutions LLC is currently the provider for the cloud-based CMMS that the Power Plant uses.

In 2019, City staff sought proposals from companies for both software-as-a-service (SAAS) and purchased software solutions to replace the existing system. On August 27, 2019, City Council awarded a three-year agreement to Limble CMMS, Lehi, Utah. This product has allowed all plant employees to have easy, mobile access to all inventory, parts, work requests, and preventative maintenance tasks. The cloud-based system also allows software updates to be administered automatically, meaning the Power Plant continues to have the most up-to-date version. Besides access to the software, the annual price covers set up, maintenance fees, data backup, and instant customer support. The Limble system has proven to have good inventory management, work order capabilities, plant status quick view, usability, and scheduling abilities.

On October 25, 2022, City Council awarded another three-year agreement to Limble CMMS, Lehi, Utah. This agreement expired on October 31, 2025.

Plant staff performed extensive research before implementing Limble CMMS, finding it was the best CMMS to use at the Power Plant considering price and performance. Staff went through a considerable amount of effort changing from the previous CMMS to the Limble system and while the data format is now in a state that makes it easier to move to another platform, changing to a different CMMS platform would still be very time consuming and difficult if the decision was made to separate from Limble and go with another provider.

Limble has agreed to another three-year contract with a 0% increase in cost. This includes a preferred Partner Discount of 20% and a discount of 10% because the contract is for three years. The City will pay \$94,374 from the FY 2025/26 budget to receive the discount. This one-time payment covers all three years of service. \$100,000 is available in the FY 2025/26 Power Plant Operations account for software services.

City Council is being asked to waive the City's purchasing policies requiring formal competitive bids and award another three-year agreement to Limble CMMS, Lehi, Utah in the amount of \$94,374 (inclusive of Iowa sales tax).

ALTERNATIVES:

1. a. Waive the City's Purchasing Policy requirement for competitive bids.
b. Award a three-year contract for Computerized Maintenance Management Software to Limble CMMS, Lehi, Utah in the amount of \$94,374 (inclusive of Iowa sales tax).
2. Do not approve the contract and adopt a "pay as you go" approach for these needed services.

CITY MANAGER'S RECOMMENDED ACTION:

Limble CMMS has proven itself as an essential tool in the Power Plant's maintenance program. Pricing for the proposed three-year contract will stay the same as the previous three-year contract. The continuation of Limble CMMS assures the use of a versatile product that assists plant staff in maintaining the facility and equipment to achieve reliability and efficiency. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No.1 as stated above.