Update 1 – Facilities Work Order and Asset Management System

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1.   Is there a desired "Go-Live" date?

A: We would like to go live prior to the contract expiration in October 2024.

2.   Why isn't the county renewing the Facility Dude system? What is the motivation for replacing the Facility Dude system?

A: Our legal department is requiring us to rebid all software system every five years..

3.   What is the form and format of existing asset data to be migrated into the new platform (Work Order information, photos, related data)?

A: Excel spreadsheets

4.   Are there existing workflows that define business processes related to the maintenance of various asset types?

A: Preventative Maintenance automatically generated. All other work orders go through Supervisors for approval and to eliminate duplicates.

5.   How many assets are managed in the current system?

A: Two primary groups: Building Components (855) and Equipment (1150).

6.   How many asset types are included/or will be included in the current/new system?

A: 125 under current system

7.   What is the size of the total portfolio of County owned assets to be managed?

A: 52 buildings providing 570,000 sf

8.   Does the County maintain As-Built drawings for the vertical assets?

A: Some, but not all and there are inaccuracies

a.   Are the drawings Updated and Current in the DWG Format?

A: No.

b.   Are the current AutoCAD / DWG drawings layers standardized and consistent throughout the drawings to show space and asset locations?

A: No

c.   Are the drawings polylined to facilitate space management?

A: No

9.   Is there any requirement to use and maintain these drawings as a part of the asset location and the work order system?

A: No

10.   What systems (HR, Finance, Inventory, etc.) do you need the new FWOAMS to integrate with? Are the integrations bi-directional?

A: Finance would be nice to have and difficult to fully integrate

11.   What is the expected (existing) volume of ad-hoc and PM work orders?

A: 2350 ad hoc and 650 PMs per year

12.   Does the County plan to implement new or existing workflows?

A: Use existing

13.   Does the County have an existing library of PM procedures to be loaded into the system? Are they available for all asset classes?

 A: Yes, although in the current system with no apparent method to export. May need to manually replicate the templates.

14. What Esri applications/services are you using today? What versions?

A: Here is a list of the applications/services and versions we are using.

- ArcGIS Enterprise (Portal) – Version 10.91
- ArcGIS Online
- ArcMap – Version 10.8.1
- ArcGIS Pro – Version 2.9.1

15. In addition to the Facilities and Parks departments, are there any other departments that might be interested in implementing the solution selected through this RFP?

A: If budgets permit and the software was compatible, interest has been expressed from Public Works – Natural Resources to manage stormwater systems, Emergency Management to manage volunteer staff hours and asset locations during an emergency, and Administration to track accountability and location of high value assets in all departments.

16. Has the County considered updating facility condition data? If so, would you like vendors to provide information about these services as optional?

A: The County conducted a complete facility condition assessment (FCA)in 2015 and has a reliable list of assets with ages. The option to contract a follow-on FCA would only be considered if the current cost estimates could be significantly improved with tools to maintain accuracy.

17. Has the County participated in product demonstrations in the last 12 months? If so, which vendors did you see?

A: Brightly, OpenGov, and VUEWorks