



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Public Works



Date: May 21, 2014
Board Meeting Date: July 1, 2014
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: James C. Porter, Director of Public Works

Subject: Predictive Maintenance Program Implementation

RECOMMENDATION:

Adopt a Resolution authorizing an agreement with Redline PdM to provide predictive maintenance services in County facilities, for the term of July 1, 2014 through June 30, 2017, in an amount not to exceed \$300,000.

BACKGROUND:

The Department of Public Works (DPW) staff desires to implement a predictive maintenance program for select building machinery in an effort to reduce long term maintenance costs and the number of unscheduled outages of critical building equipment. There are several proven technologies available today that can identify the onset of failure of various types of machinery. This affords maintenance staff the opportunity to schedule needed repairs prior to equipment failure and reduce the scope of the repair by avoiding the collateral damage caused by certain modes of equipment failure. These technologies include vibration monitoring, oil testing, and infrared analysis of the equipment.

DISCUSSION:

DPW staff completed a formal Request for Proposals (RFP) process and selected Redline PdM to provide predictive maintenance services for select critical building equipment. The RFP matrix summarizing the process is attached.

The most significant cost of the Predictive Maintenance Program will be incurred during implementation. To avoid shutdown of critical equipment during periodic data collection, staff recommends having Redline PdM permanently install accelerometers on designated equipment. Routine, periodic data collection is relatively inexpensive. Initially, staff plans to designate critical fans, motors, switch gear, and engines for incorporation into the program utilizing vibration, oil, and infrared techniques. This

contract provides staff significant flexibility to expand or contract the program as needed throughout the life of the contract.

The Contractor has assured compliance with the County's Contractor Employee Jury Service Ordinance, as well as all other provisions that are required by County ordinance and administrative memoranda, including but not limited to insurance, hold harmless, non-discrimination and equal benefits.

Public Works also requests that your Board authorize the Director of Public Works or his designee be authorized to execute contract amendments which modify the contract terms and/or services so long as the modified term or services is/are within the current or revised fiscal provisions.

County Counsel has reviewed and approved the Resolution and Agreement as to form.

Approval of this Agreement contributes to the Shared Vision 2025 outcome of a Collaborative Community by ensuring that the County can effectively maintain its real property assets in a serviceable condition at lower cost and with reduced inconvenience to building occupants.

PERFORMANCE MEASURE(S):

Measure	FY 2013-14 Projected	FY 2014-15 Projected
Percent Facilities with a Facility Condition Index at or below .05	75%	75%

FISCAL IMPACT:

The term of the Agreement is from July 1, 2014 to June 30, 2017. The total maximum fiscal obligation under this Agreement is \$300,000. Expenses associated with this contract will be funded out of the DPW Facilities Division operating budget. There is no impact to the General Fund.

Request for Proposals – Matrix

1	Where was the RFP advertised?	The Examiner (Daily Journal Corporation)
2	In addition to any advertisement, list others to whom the RFP announcement was sent:	Applied Management, Inc Allied Reliability Genesis Solutions Predictive Services The AMS Group Redline PdM Enovity, Inc. Mistras Group Envibe Failure Prevention Associates
3	State the total number of RFP's sent to prospective proposers:	10
4	How many proposals did you receive?	4
5	List in alphabetical order the names of the proposers (or finalists, if applicable) and the location:	Enovity, Inc., San Francisco, CA Failure Prevention Associates, San Jose, CA Redline PdM, Las Vegas, NV Valley Facilities Management Corp, San Jose, CA