



City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2025-0457

TO: Mayor and City Council Members

FROM: Joe Snyder, Chief Financial Officer
Ken Elwert, CPRE, Director Parks and Natural Resources
Mike Viazanko, Director Building/Ordinance/Facilities
Rochelle Lyon, Director Management Information Systems
Tracey Balint, P.E., Interim Director Department of Public Services

DATE: December 1, 2025

SUBJECT: Asset Management Information System Consulting Services

REQUEST:

City Council is requested to authorize a contract/blanket purchase order for asset management information system consulting services in the amount of \$274,750.00 to Cultivate Geospatial Solutions, LLC., Indianapolis, Indiana and further authorize the Procurement Manager to execute an agreement on behalf of the City.

REASON FOR PURCHASE:

The City issued Request for Proposals seeking the services of a consultant for Enterprise Asset Management Consulting Services utilizing the MITN system. Thirteen (13) responses were received and evaluated by a committee consisting of staff from Department of Public Services, Engineering, Facilities, Fiscal, MIS and Parks and Natural Resources. The proposal responses were evaluated by the proposal review committee that consisted of Directors from each representative department. Proposal responses were evaluated based on the following criteria: Project Plan and Approach, Qualifications and Experience, Reference, and Value/Cost Efforts. Based on the initial proposal response review, the committee subsequently shortlisted to four (4) firms and interviews with each of these firms were requested.

A second committee was developed to conduct the interviews and consisted of Managers and other staff from each of the representative departments that would have a high level of involvement in this project after award. The firms interviewed were requested to provide a case study presentation of a project they have completed that was similar to the City's request (multi-departmental engagement and transition from a Computerized Maintenance Management System [CMMS] to a more strategic enterprise asset management system [EAMS]), and had a structured question and answer component as well. Interviews were evaluated based on the following criteria: Interviews were evaluated based on the following criteria: clarity and coherence of presentation, problem-solving and strategic thinking, team dynamics and expertise, and cultural alignment and partnership approach.

Scoring from both phases were calculated and two (2) firms, GHD, Inc., and Cultivate Geospatial Solutions LLC., were both competitively ranked as the top selection to complete this project. Both committees were convened and met to discuss the results of the two phases of the process. It was determined by the full evaluation committee, that a third interview would be requested as part of a Best and Final Offer phase to seek further clarification on a few outstanding items. Interviews with both firms were held with a focus on clarification surround legacy system data cleaning/migration, on-site versus remote work commitment, and

project management approach. After the interviews were completed, it was determined that Cultivate Geospatial Solutions, LLC., presented with the strongest, cohesive project team and provided a well-thought approach to the City's project. Cultivate Geospatial Solutions, LLC., was invited to participate in a Best and Final Offer Round where the City sought further clarification surrounding their proposal and cost clarifications. It is based on all these factors, that the City is recommending award of the project to Cultivate Geospatial Solutions, LLC., as the overall best value to the City based on project approach, qualifications and experience and overall best value cost proposal.

The City of Rochester Hills requires the services of a professional consulting firm who specializes in Asset Management software systems and processes to assist in our transition from our current outdated and fragmented asset management software system to a modern, proactive Enterprise Asset Management System (EAMS) solution. The current Computerized Maintenance Management System (CMMS), Lucity, is at a legacy version, which has prevented necessary upgrades to both the CMMS and its tightly integrated GIS functionality, leading to unsustainable customization and incompatibility issues. This purchase is critical because the City's existing asset management process is characterized as "more reactive than proactive or predictive". This increases asset risk and potential for impacting service delivery for its extensive and diverse infrastructure, valued in the hundreds of millions of dollars.

Engaging Cultivate Geospatial Solutions, LLC (CGS), a well-qualified and vendor-independent consultant, is necessary to conduct a comprehensive Phase 1: Assessment, Planning, and Procurement phase of this project. This initial phase will deliver essential requirements that include gathering information, strategic planning, and a future implementation roadmap, ensuring the City selects and prepares for Phase 2: Implementing the selected EAMS software solution that integrates technology (GIS, ERP, etc.) with best practices (ISO 55001) in order to maximize efficiency, reduce long-term costs, and improve infrastructure performance and longevity.

PROCESS:

Vendor Name and Address:

Cultivate Geospatial Solutions, LLC.
3500 Depauw
Indianapolis, IN 46268

Reason for Selection:

Best Value

Method of Purchase:

Contract/Blanket Purchase Order

BUDGET:

Funding is included in the FY 2025 Adopted Budget

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
W/S Capital	593.980000	IS-06B: Asset Management System Upgrade	\$360,000	\$274,750	\$85,250

RECOMMENDATION:

It is recommended that City Council authorize a contract/blanket purchase order for asset management information system consulting services in the amount of \$274,750.00 to Cultivate Geospatial Solutions, LLC., Indianapolis, Indiana and further authorize the Procurement Manager to execute an agreement on behalf of the City.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Budget Content: Chief Financial Officer		
Purchasing Process: Procurement Manager		
Mayor		
City Clerk		

Contract Reviewed by City Attorney ☐ Yes ☒ N/A

Document2