



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

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Title: Issue purchase order and enter into an agreement for Contract 17-RFP-20 Provide Support and Hosting on the District's Cloud for the Real Estate Management and Invoicing System, with Computerized Facility Integration in an amount not to exceed \$254,000.00, Accounts 101-27000-612430 and 101-27000-612820, Requisition 1454618

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Date	Ver.	Action By	Action	Result
8/31/2017	1	Board of Commissioners	Approved	Pass
8/31/2017	1	Committee of the Whole	Recommended	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF AUGUST 31, 2017

COMMITTEE ON PROCUREMENT

Mr. David St. Pierre, Executive Director

Issue purchase order and enter into an agreement for Contract 17-RFP-20 Provide Support and Hosting on the District's Cloud for the Real Estate Management and Invoicing System, with Computerized Facility Integration in an amount not to exceed \$254,000.00, Accounts 101-27000-612430 and 101-27000-612820, Requisition 1454618

Dear Sir:

Authorization is requested to issue a purchase order and enter into an agreement with Computerized Facility Integration for the support and hosting of a Real Estate Management and Invoicing System for a three-year period, with an estimated start date of September 1, 2017 and projected completion date of November 30, 2020.

The purpose of this contract is to allow for the migration from a vendor platform to the District's Cloud of the IBM Tririga Real Estate Management and Invoicing System. The contract also allows for the support and maintenance of the IBM Tririga Real Estate Management and Invoicing System on the District's Cloud platform, which includes application enhancements and modifications, routine application and platform upgrades, and maintenance of IBM Tririga Real Estate application licenses. The IBM Tririga Real Estate System is used to inventory, manage and track the District's real estate assets as well as to invoice and manage rental payments received from tenants.

On February 15, 2017, Request for Proposal 17-RFP-20 Provide Support and Hosting on the District's Cloud for the Real Estate Management and Invoicing System was publicly advertised. Four hundred thirty-eight (438) firms were notified and twenty-eight (28) firms requested proposal documents. On March 10, 2017, the

District received one (1) proposal from Computerized Facility Integration.

The proposal was evaluated by staff from Procurement and Materials Management, Information Technology, Law and Finance based on the following criteria: understanding of the project, proposed methods of performing the work, professional and financial fitness. Computerized Facility Integration's proposal was deemed acceptable by the evaluation committee. Computerized Facility Integration was interviewed and requested to provide a best and final offer. The best and final offer was due to the Director of Procurement and Materials Management by April 21, 2017.

Based on evaluations of the proposal, interview and the best and final offer, it is recommended that a purchase order be awarded to Computerized Facility Integration. Computerized Facility Integration's proposal and best and final of \$254,000.00 accounted for a comprehensive approach to migrating to the new platform, and supporting the application on the new platform. Computerized Facility Integration offers specialized expertise in the use and support of IBM Tririga Real Estate application and is an IBM Premier Partner. This expertise is critical to satisfy the scope of this RFP.

Computerized Facility Integration has provided Real Estate solutions to government, institutional and corporate clients for over 25 years. Local government clients include City of Chicago, Chicago Public Schools and the State of Illinois. Their staff have operational experience in real estate business processes, project management, operations and application support backed by an established IBM Center of Excellence (CoE). Computerized Facility Integration has a Chicago office, which enables quick access to District staff should the need arise and is registered to do business in the State of Illinois.

Inasmuch as Computerized Facility Integration possesses of a high degree of professional skill in Real Estate Management and Invoicing processes, it is recommended that the Director of Procurement and Materials Management be authorized to issue a purchase order and enter into an agreement per Section 11.4 of the Purchasing Act, in an amount not to exceed \$254,000.00.

Funds for the 2017 expenditure, in the amount of \$47,888.89, are available in Accounts 101-27000-612430 and 101-27000-612820. The estimated expenditure for 2018 is \$70,666.67, 2019 is \$70,666.67, and 2020 is \$64,777.77. Funds for the 2018, 2019, and 2020 expenditures are contingent on the Board of Commissioners' approval of the District's budget for those years.

Requested, John H. Sudduth, Director of Information Technology, JHS:SW:sw
Recommended, Darlene A. LoCascio, Director of Procurement and Materials Management
Respectfully Submitted, Barbara J. McGowan, Chairman Committee on Procurement
Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners for August 31, 2017