

COMMISSION FILE NO: 26-014-1 **DATE INTRODUCED:** January 12, 2026

INTRODUCED BY: Executive Director (Signature on File in the Office of the Commission)

REFERRED BY COMMISSION CHAIRPERSON TO: Policy, Finance, and Personnel Committee

RELATING TO: Contract M06019P01, Computerized Maintenance Management System Implementation

SUMMARY:

The Commission is requested to authorize the Executive Director to execute on behalf of the District Contract M06019P01, Computerized Maintenance Management System (CMMS) Implementation, with NEXGEN Asset Management (NEXGEN) in an amount not to exceed \$2,193,320. This is a direct negotiation of professional services.

A CMMS is a software tool used to plan, track, and manage maintenance activities for equipment, facilities, and infrastructure. It serves as the central system for organizing, documenting, and controlling maintenance work and related costs.

A CMMS supports daily maintenance activities by enabling staff to:

- Schedule and document preventive maintenance.
- Record and track corrective repairs.
- Monitor equipment performance and maintenance history.
- Manage parts, materials, and inventory.
- Track labor, material, and contractor costs at the work order level.

Having a CMMS in place is critical for protecting the District's infrastructure and ensuring asset reliability. It reduces equipment failure, prevents costly downtime, extends asset life, and provides accurate maintenance cost data.

ATTACHMENTS: **BACKGROUND** **KEY ISSUES** **RESOLUTION**

FISCAL NOTE **S/W/MBE** **OTHER** _____

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COMMITTEE ACTION: _____ **DATE:** _____

COMMISSION ACTION: _____ **DATE:** _____

SUMMARY (Cont'd)

Contract M06019P01, Computerized Maintenance Management System Implementation

A CMMS improves transparency, accountability, and financial oversight by providing auditable records of work performed, labor and contractor hours and costs, materials and parts used and their associated costs, and total maintenance cost by asset, system, or facility. For an organization responsible for essential public services, a modern CMMS is a key tool for maintaining reliability, managing risk, and supporting efficient, cost effective operations.

Under the current operations and maintenance (O&M) contract, Veolia Water Milwaukee, LLC, (VWM) owns and manages two separate CMMS systems – one for the water reclamation facilities and one for the conveyance system. Although the District can access CMMS data, it does not control how preventive maintenance tasks are created, prioritized, or measured. This limits the District's ability to ensure maintenance is performed efficiently and in alignment with asset management goals.

As part of developing the request for proposals for the next O&M contract, staff evaluated future CMMS options to improve maintenance management, reliability, and transparency. District assets covered under the O&M contract are currently managed in two operator-owned CMMS systems, and assets outside the contract are not in a CMMS at all. This fragmented structure creates inefficiencies, limits visibility into maintenance performance and costs, and complicates integration with other District systems.

Staff concluded that a single CMMS, licensed by the District and jointly configured with the private operator, best supports long-term operational and asset management objectives. This model ensures District data ownership, continuity across future contracts, and better alignment with other enterprise systems (e.g. Geographic Information System (GIS), Enterprise Resource Planning (ERP)).

Moving to a unified, jointly managed platform will:

- Provide consistent maintenance standards across all facilities.
- Allow the District to directly influence maintenance strategies and priorities.
- Improve compliance tracking for work order performance metrics.
- Enhance insight into asset condition and maintenance costs.
- Strengthen long-term planning and decisionmaking.

District staff have discussed this approach extensively with both prospective contract operators competing for the next O&M contract. All parties support a joint governance model for managing the unified CMMS.

SUMMARY (Cont'd)

Contract M06019P01, Computerized Maintenance Management System Implementation

This proposed contract will implement a single CMMS to manage District assets. The CMMS will initially be configured to include conveyance and water reclamation facility assets that are operated and maintained by the District's private operator. In the future, it can be configured to include District assets that are not under the O&M contract, namely District administrative, green infrastructure, and watercourse assets.

To identify the best CMMS platform, the District issued a questionnaire to CMMS vendors focused on asset management features, mobile capability, configuration flexibility, integration options, reporting, and implementation support. Eight vendors responded, and staff scored the submittals using established criteria. Based on the results, five vendors were invited to provide demonstrations for District staff and the two firms short listed for the 2028 O&M contract. Following the initial demonstrations, staff and the prospective contract operators selected three vendors for more detailed evaluations of asset hierarchy management, work order transparency, enterprise system integration, lifecycle planning, preventive maintenance scheduling, inventory management, and mobile work execution.

After completing all evaluations, District staff and both prospective operators unanimously agreed that NEXGEN offered the strongest and most configurable software solution. NEXGEN's cloud-based platform provides robust mobility, seamless GIS and ERP integration, advanced condition and risk tools, and an intuitive interface that supports both District and operator workflows.

Under this proposed contract, NEXGEN will be responsible for configuring and implementing the CMMS software in conjunction with the District and the private operator. Prior to selection of the next private operator, both prospective operators will continue to be involved as the District begins working with NEXGEN. NEXGEN's scope of work includes, but is not limited to, project management, asset inventory, GIS, identifying asset data, risk, and lifecycle planning, system configuration and setup, data migration and validation, system integrations, testing and acceptance, go-live support and transition, and post-implementation support.

The duration of the contract is approximately two years.

RESOLUTION

Contract M06019P01, Computerized Maintenance Management System
Implementation

RESOLVED, by the Milwaukee Metropolitan Sewerage Commission, that the Executive Director is authorized to execute Contract M06019P01, Computerized Maintenance Management System Implementation, with NEXGEN Asset Management in an amount not to exceed \$2,193,320.