



## Report to City Council

---

**TO:** Mayor and City Council

**FROM:** Melissa Walker, Public Works Director/City Engineer

**AGENDA DATE:** August 19, 2025

**TITLE:** AUTHORIZATION TO AWARD AN AGREEMENT FOR ENTERPRISE ASSET MANAGEMENT SYSTEM SOFTWARE AS A SERVICE IMPLEMENTATION (REPORT OF: PUBLIC WORKS) (DISTRICT: NOT APPLICABLE)

**TITLE SUMMARY:** Authorization To Award An Agreement By And Between The City Of Moreno Valley And MaintStar, Inc. For The Implementation Of Enterprise Asset Management System Software As A Service Subscription And Professional Services

**DISTRICT:** Not Applicable

---

### Recommendation(s)

That the City Council:

1. Authorization to award an agreement by and between the City of Moreno Valley and MaintStar, Inc. for the implementation of Enterprise Asset Management System Software as a Service Subscription and Professional Services; and
2. Authorize the City Manager to execute the agreement by and between the City of Moreno Valley and MaintStar, Inc. in the amount of \$872,226, funded by State Gas Tax funds (Fund 2000), and Electric Restricted Assets funds (Fund 6011), subject to the approval of the City Attorney; and
3. Authorize the issuance of a purchase order for MaintStar, Inc. in the amount of \$872,226 when the agreement has been executed by all parties; and

4. Authorize the City Manager to execute any subsequent Amendments to the Agreement with MaintStar, Inc. within the City Council approved annual budget and in accordance to the terms of the agreement, subject to the approval of the City Attorney.

## **SUMMARY**

The following report recommends that the City Council award an agreement to MaintStar, Inc. for the implementation of an Enterprise Asset Management System (EAMS) cloud-based, Software as a Service (SaaS) subscription. This system is designed to enhance the management of City assets, including roads, facilities, stormwater, and Electric Utility facilities. It will also strengthen the City's work order and project management capabilities, as well as improve the management of other essential functions.

## **DISCUSSION**

The management of City assets, resources, and services is currently accomplished through multiple independent systems, spreadsheets, and applications. Although these asset management tools were effective at the time of their implementation, the City now requires a more efficient and comprehensive solution. The City's ongoing growth highlights the need to enhance operational efficiency in managing its assets and services.

The Enterprise Asset Management System (EAMS) provided by MaintStar, Inc. is a cloud-based solution that offers a comprehensive overview of City assets, which includes roads, facilities, stormwater, and Electric Utility facilities throughout their lifecycle. This subscription-based Software as a Service (SaaS) solution will also enhance the City's management of essential functions, such as work orders, project management capabilities, and more. The EAMS optimizes asset management by integrating key elements, including tracking, planning, reporting, and maintenance activities. This streamlining of processes will improve the City's ability to manage assets and services efficiently. The implementation of the EAMS will be carried out in a phased approach, as recommended by MaintStar, Inc., which will provide professional services and ongoing support.

A Request for Proposal (RFP) for the Enterprise Asset Management Software and Implementation Services was posted on November 25, 2024, on the City's current RFP and bidding platform, Open.Gov. On January 14, 2025, the City received 18 proposals in response to the RFP. The top three vendors were selected to move on to the next step in the evaluation process, which included on-site software demonstrations. Each vendor was provided with a demo script to use as a guide for each software demonstration.

A selection committee consisting of Public Works and Technology Services staff reviewed and rated all proposals. After the completion of the product demonstrations, MaintStar, Inc. was the successful bidder.

## **ALTERNATIVES**

1. Approve and authorize the recommended actions as presented in this staff report. Staff recommends this alternative. *This alternative will allow the City to implement*

*an Enterprise Asset Management System (EAMS) which will improve the management of City assets, enhance the City's management of essential functions, and help maintain the City's operational efficiency at a high level. Staff recommends this alternative.*

2. Do not approve and authorize the recommended actions as presented in this staff report. *This alternative will delay the City's ability to effectively implement a comprehensive solution for the management of City assets and services. Staff does not recommend this alternative.*

**FISCAL IMPACT**

This project was approved in the Capital Improvement Plan for Fiscal Year 2025/26 and 2026/27. The agreement will not exceed the budgeted amount per fiscal year as outlined below. There is no impact to the General Fund.

Description	Fund	GL Account No.	Project No.	FY 2025/26 Budget	FY 2026/27 Budget
State Gas Tax	Fund 2000	2000-70-77-80010-720199	810 0028 2000-99	\$300,000	\$300,000
Electric Restricted Assets	Fund 6011	6011-70-80-80010-720199	810 0028 6011-99	\$200,000	\$200,000

**NOTIFICATION**

Posting of the Agenda.

**PREPARATION OF STAFF REPORT**

Prepared By:  
Jolene Thierry  
Executive Assistant

Department Head Approval:  
Melissa Walker, P.E.  
Public Works Director/City Engineer

Concurred By:  
Kimberlee Kruger  
Enterprise Systems Administrator

**CITY COUNCIL GOALS**

Public Facilities and Capital Projects: Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

**CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

Objective 4.3: Address deferred maintenance of City infrastructure assets.



## Report Approval Details

Document Title:	STAFFREPORT_PW_ADMIN_EAMS_MAINTSTAR_INC.docx
Attachments:	- AgreementMaintstar_07012025_AATF_DRAFT.pdf
Final Approval Date:	Aug 11, 2025

This report and all of its attachments were approved and signed as outlined below:

Melissa Walker

Sean Kelleher

Natalia Lopez

Dena Heald

Launa Jimenez

Brian Mohan

Patty Rodriguez