



DATE: July 22, 2015

TO: BRUCE RUDD, City Manager 

FROM: SCOTT L. MOZIER, Director 

SUBJECT: FINDING OF EXIGENT CIRCUMSTANCES AND UNIQUE QUALIFICATIONS FOR THE AGREEMENT WITH THE GORDIAN GROUP

Fresno Municipal Code Section 4-107(h) states that the City shall follow an objective process in the selection of consultants “unless the City Manager determines in writing that emergency or exigent circumstances exist, or the consultant is uniquely qualified.” This section also requires the City Council, before approving a contract with a consultant under such circumstances, to uphold the City Manager’s finding by a “separate affirmative vote of a Council majority.”

The Council will soon consider a new contract with the Gordian Group, Inc. for the Job Order Contracting (JOC) Program which will enable the Facilities Management Division (FMD) and Airports Department (Airports) to provide prompt, responsive building maintenance or construction service to City Departments at competitive “local market” pricing. This memo documents my finding BOTH that exigent circumstances exist in the Council’s approval of this contract and that the proposed consultant is uniquely qualified for this work.

Unique Qualifications

The Gordian Group (Gordian) is the only firm in the nation that provides the full range of products and services necessary to develop, implement, and support Job Order Contracting (JOC) programs for public facility and infrastructure owners like City of Fresno. Gordian’s JOC solutions are the result of 23+ years of research, development, and continual improvements and are in use by more than 200 public owners throughout the U.S. and Canada.

The Gordian JOC Solution™ is a highly specialized and proprietary solution consisting of the following components:

- eGordian® web-based JOC applications configured to meet the needs of each client;
- Construction Task Catalog® customized to include the construction tasks required by each client, with task prices based on the client’s local cost of labor, materials, and equipment.

Bruce Rudd, City Manager

- Extensive implementation services Bruce Rudd, City Manager
- Extensive implementation services and support materials to train client and construction contractor staff to properly utilize the system; and
- On-going technical maintenance and support services during the term of the contract, including 24/7 toll free software support.

Gordian's JOC Applications

A primary feature of the Gordian JOC Solution is the proprietary, web-based eGordian JOC information management system. eGordian JOC applications have the functionality to completely manage the JOC process, from the contractor's preparation of a Price Proposal, to the owner's review of the Price Proposal, to issuing the Job Order, to tracking M/WBE participation. eGordian was developed solely for JOC. Unlike the off-the-shelf estimating software provided by other firms, eGordian does not require any modifications to administer a JOC program.

eGordian is very flexible. It can be configured to meet the data collection and reporting requirements of each client. For example, clients can select which modules they would like to use, set security levels applicable to their organization, rename fields to correspond to their standard terminology, and request reports and forms that match their standards, etc.

Construction Task Catalog

The Construction Task Catalog is the only unit price book available that is developed and maintained specifically for JOC users. The Construction Task Catalog is customized for each client from Gordian's Construction Cost Database of more than 260,000 construction and maintenance related tasks. In addition to the Construction Task Catalog, Gordian also prepares Technical Specifications for each client, which describes the work the JOC contractor is obligated to perform and the quality of workmanship and materials required for each construction task. Gordian prices each Construction Task Catalog by obtaining the labor, material and equipment costs applicable to each client's "local" area. This ensures that the most accurate prices are included in the Construction Task Catalog, which results in the client receiving the most competitive bids possible from the construction contractors.

Further, since The Gordian Group is the current provider of the City's JOC program, a uniquely qualified finding would enable the City to continue its JOC program and utilize its existing JOC contracts without interruption.

For the reasons above, the Gordian Group is uniquely qualified to provide the consultant services necessary to implement and support a successful JOC program for the City of Fresno.