

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #97 (2009-2010)

November 9, 2009

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: AWARD OF CONTRACT: CONSULTANT SERVICES FOR JOB
ORDER CONTRACTING

ASD Goal: Establish and maintain a supportive and effective learning environment by providing safe, caring, barrier-free schools. Ensure public accountability through effective consultation with the community to ensure wise use of financial resources and responsible construction and maintenance of facilities, and effective communication with students, staff, parents, community and government at all levels.

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve and authorize the Superintendent to award a contract to The Gordian Group, Inc. to develop, implement and perform Job Order Contracting (JOC) services for the Anchorage School District in a total amount of \$175,000. The initial term of this contract will be for a three (3) year period through December 2012, with an option to renew for two (2) additional one (1) year periods in the amounts not to exceed \$100,000 per year.

PERTINENT FACTS:

In February 2009, the School Board approved Board Memorandum #225 (2008-2009) which authorized the development and implementation of a job order contracting (JOC) delivery method to support district projects. The first step in this process was to acquire the professional services of a JOC consultant.

A request for proposal for providing consultant services for job order contracting was issued to 17 proposers on September 8, 2009 (Attachment A). One (1) responsive proposal was received, from The Gordian Group, Inc. In accordance with selection criteria and procedures stated in the RFP, an Evaluation Committee was established to evaluate and score the proposal. This committee was comprised of a representative from the municipal Project Management and Engineering Department and from the district Facilities Department staff. The evaluation criteria consisted of project approach, development and customization of the JOC system, proposed software, qualifications and firm's

experience, proposed project staff, training and system support, sample deliverables, and proposal quality and understanding of the project.

The committee determined that The Gordian Group, Inc. was a qualified proposer based on evaluation of their proposal. The Gordian Group, Inc. has provided JOC services to public facility owners since 1990. They have successfully implemented and supported JOC programs for 160 clients, including Los Angeles Unified School District, Miami-Dade County Public Schools, Chicago Public Schools, and NYC Department of Education.

The JOC consultant services will consist of developing a district specific unit price book, associated technical specifications, and solicitation documents to competitively select a JOC contractor. In addition, they will assist the district in the solicitation, and provide initial and ongoing training and maintenance of the JOC program. It is anticipated that the JOC contractor will be selected and available mid year 2010. The Gordian Group, Inc. will perform this work at no initial cost to the district. The Gordian Group, Inc. receives compensation through usage fees when the district utilizes the JOC contractor services.

The anticipated construction value of Year 1 is \$500,000, Year 2 is \$1,000,000, Year 3 is \$2,000,000, and optional years 4 and 5 are \$2,000,000 each year. The fee is 5% of the construction value of the job order. Once the district has ordered a cumulative volume of work totaling \$6,000,000 during the contract period, the fee will be reduced to 1.95% of the construction value of the job order. The Gordian Group, Inc. will receive payment when job orders for construction are issued, and the district is not obligated to any minimum fee per year. Usage fees will be charged to individual project accounts when JOC services are utilized.

The initial term of this contract will be for a three (3) year period through December 2012, for a total not to exceed amount of \$175,000; with an option to renew for two (2) additional one (1) year periods in the amounts not to exceed \$100,000 per year.

Purchasing contacted other parties to determine why they did not respond to the project. Due to the size of the project, two firms did not have the staff in place to support it. Additionally, one firm was not able to fully meet the technical requirements.

The Gordian Group, Inc. is recommended for award. The following are attached for review by the School Board: Abstract of Proposals (Attachment A) and Tabulation of Proposals (Attachment B).

CERTIFICATION OF FUNDS:

Funds Description:

(03) Capital Projects Fund
(301001) Capital Projects
(5210) Design

Fund Source:	Fund	Source	Funding Account Code	Amount
Capital Projects	03	301001	301001-5210	<u>\$175,000</u>

MA/PC/MP/CP/CW

Attachments

Prepared by: Christine Wright, Sr. Purchasing Agent
Pamela K. Chenier, Director, Purchasing/Warehouse
Charlie Peters, Project Manager
Mike Price, Construction Manager

Approved by: Michael K. Abbott, Assistant Superintendent, Support Service

ANCHORAGE SCHOOL DISTRICT

ABSTRACT OF PROPOSAL

Commodity or Service:	<u>Consultant Services for Job Order Contracting</u>
Proposals Submitted On:	<u>3:00 p.m., Anchorage Time September 29, 2009</u>
Budget Fund:	<u>03</u>
Number of Request for Proposals Sent:	<u>Seventeen (17)</u>
Number of Responsive Proposals Received:	<u>One (1)</u>
Number of "NON-RESPONSIVE PROPOSALS" Received:	<u>None</u>
Advertising Date:	<u>Anchorage Daily News September 8, 2009</u>
Pre-proposal Conference Held:	<u>10:00 a.m., Anchorage Time September 15, 2009</u>
Addendum Issued:	<u>N/A</u>

ANCHORAGE SCHOOL DISTRICT
PURCHASING DEPARTMENT
4919 Van Buren Street
Anchorage, Alaska 99517-3188

TABULATION OF PROPOSALS

Opened: 3:00 p.m., Anchorage Time, September 29, 2009

Proposal: CONSULTANT SERVICES FOR JOB ORDER CONTRACTING

VENDOR

The Gordian Group, Inc.
140 Bridges Road, Suite E
Mauldin, SC 29662

Evaluation Criteria	TOTAL POSSIBLE <u>POINTS</u>	Gordian Group
Project Approach	1400	1000
Development & Customization of JOC System	1400	1020
Proposed Software	1050	750
Qualifications & Firms Experience	700	530
Proposed Project Staff	700	500
Training and System Support	700	490
Sample Deliverables	175	120
Proposal Quality/Understanding of the Project	175	127.5
Price	600	600
TOTAL	6900	5173.5

