Office of Superintendent of Schools
Board Meeting of October 19, 2005

October 5, 2005

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: **COMMISSIONING OF THE GORDIAN GROUP, INC., TO PERFORM JOB ORDER CONTRACTING SYSTEM CONSULTING SERVICES**

COMMITTEE: **FACILITIES AND CONSTRUCTION REFORM**

Introduction

Staff has completed the selection process for a consultant to develop, implement and execute a Job Order Contracting (JOC) system for a four (4) year term with a one (1) year extension at the option of the Board.

The JOC system is a construction delivery method used to execute repair, renovation, remodeling and minor new construction projects for facilities planning, construction and maintenance.

Because only one (1) firm applied, The Gordian Group, Inc., the interview process was waived.

Negotiations with The Gordian Group, Inc., (TGG), regarding fees, scope and other related terms have been successfully completed.

Scope of Services

The basic scope of services includes, but is not limited to:

A. Develop customized JOC bid documents with updated Unit Price Books and contractual terms and conditions.

B. Provide technical support during the pre-bid and post-bid phases. The consultant shall conduct pre-bid meetings,
review and analyze bids, and make award recommendations.

C. Provide a comprehensive computerized JOC management information and support system. This system shall provide multi-project tracking, automatic development of cost proposals, and validation/comparison of contractors' cost proposals to Board's independent estimate.

D. Provide system training to M-DCPS staff, contractors, project managers and others as determined by the Board.

E. Develop and assist M-DCPS in the program's execution procedures, implementation and continuous monitoring.

Terms and Conditions

The agreement negotiated by staff contains the following terms and conditions:

1. The JOC consultant's fees shall be computed at 1.5% of the actual construction costs put in place of those projects undertaken using the JOC program, up to, and including $30 million in actual construction costs, and then 1.25% of the actual construction costs thereafter, on an annual basis.

2. The agreement provides for cancellation by the Board with or without cause, upon sixty (60) days written notice to the consultant. The consultant may terminate the agreement only with cause upon sixty (60) days written notice to the Board.

3. The agreement provides for indemnification and hold harmless provisions to the Board, its members, employees, agents, etc. by the consultant due to consultant's negligent acts.

4. The consultant will maintain at least a $300,000 Commercial/General Liability Insurance policy throughout the life of the contract.

5. The term shall be for four (4) years, commencing October 19, 2005, and expiring October 18, 2009, with one (1) additional year extension, at the option of the Board, under the same or renegotiated terms and conditions.

6. The consultant has agreed to the contract terms and conditions.

Prior Commissioning and Performance Evaluation

The Board has commissioned The Gordian Group, Inc., for the following services within the last three years:

- JOC Consultant: District-wide
  Three-year term and 1-year extension
  Date of Commissions: 10-22-01 and 10-20-04

No performance evaluation data is available for this firm at this time.

Principals

The Principal of The Gordian Group, Inc. is Robert D. Coffey. The firm is located at 140 Bridges Road, Suite E, Mauldin, South Carolina 29662.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission The Gordian Group, Inc., to perform Job Order Contracting (JOC) System consulting services, as follows:

1) consulting fees at 1.50% of the first $30 million of actual construction cost of projects executed under the JOC system, and 1.25% thereafter, on an annualized basis; and

2) other terms and conditions, as set forth in the body of this agenda item.

NAD:sgg