Gordian Capital Planning & Asset Management Solution

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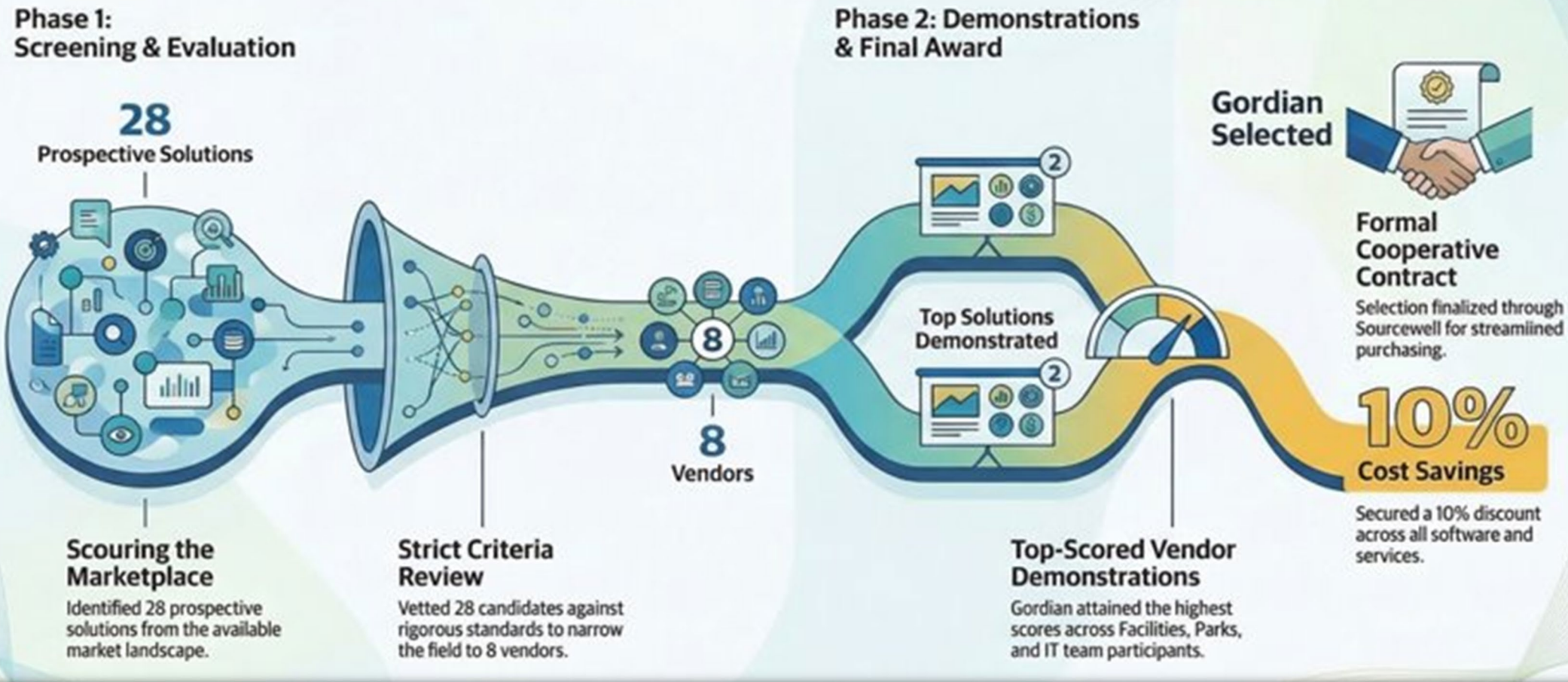
Facilities Management &

Parks, Recreation and Community Facilities

How We Chose Gordian

The Road to Selection: How Gordian Was Chosen



Who is Gordian?

- Gordian provides facility condition assessments, capital planning software, construction cost data, and professional services to help organizations plan, prioritize, and manage their physical assets over the full lifecycle of buildings and infrastructure.

- Gordian has over 25 years experience partnering with over 500 organizations worldwide including:
  - Higher education and K-12 school districts
  - Local Government - Cities, Counties, and Municipalities
  - Park Systems
  - State Departments
  - Federal Government
  - Healthcare Systems
  - Corporate

What Does Gordian Do?

Key areas include:

- Facility Condition Assessments (FCA) and asset data collection
- Capital planning based on risk, condition, and funding needs
- ***RSMeans, the industry-standard construction cost estimating database***
- Software platforms to store, analyze, and report on asset and capital planning data (e.g., the Gordian Cloud Platform)

What is Gordian Doing for Mesa?

Gordian's offering includes the following:

- Three years of on-site facility condition assessments for both buildings and parks, consisting of a full asset inventory, condition status, and deferred maintenance costs including lifecycle improvement opportunities
- Annual subscription of the Gordian Cloud Platform for planning
- Data migration of existing ESRI inventory data to the Gordian Cloud Platform
- Software training of the Gordian Cloud Platform
- On demand support hours for custom reports, additional training, data updates, etc.
- Strategic assessment insights summarizing Gordian's recommendation for investment tied to prioritization and available funding

Benefits of working with Gordian

Gordian's approach integrates and delivers value in numerous ways:

- On-site facility condition assessments and consulting expertise
- Standardized data and methodologies including ***RSMeans***, a Gordian product, for construction cost estimating
- Decision-support software that clients use for budgeting, forecasting, and long-term planning

The Goal:

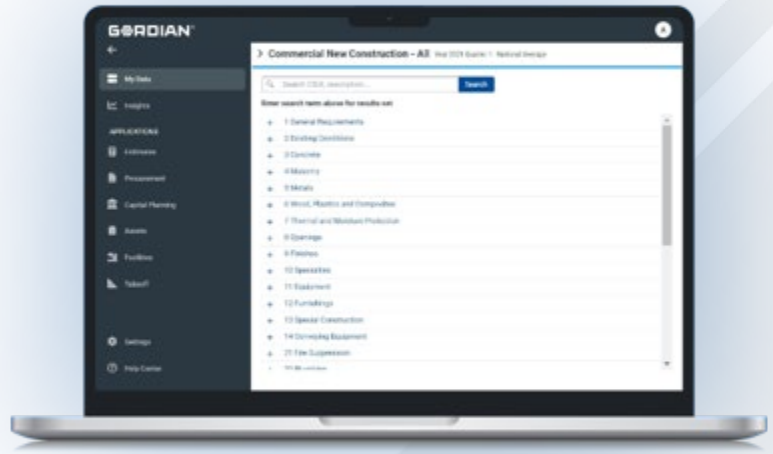
- Help owners develop real-time budgets, reduce risk, and make data-driven investment decisions about their assets
- Enable organizations to manage portfolio risk (replace, maintain, repurpose or decommission assets)
- Prepare data-driven and transparent reporting for real-time budgets and bond requests

How will the City of Mesa Utilize the Gordian Cloud Platform Software?

🏗️ Centralize Facility Data
One secure system for all City facilities, assets, and condition data

🔍 Understand Facility Conditions
Objective, industry-standard view of building and system conditions

✅ Prioritize Capital Needs
Identify, compare, and prioritize projects across the City portfolio

📊 Plan & Forecast Investment
Model funding scenarios and build defensible multi-year capital plans

🔄 Support Ongoing Planning
Keep data current to support long-term decision-making and accountability