



City Council Report

Date: March 23, 2026
To: City Council
Through: Michael Kennington, Deputy City Manager/Chief Financial Officer
From: Edward Quedens, Business Services Director
Kristy Garcia, Procurement Administrator
Subject: Three-Year Use of a Cooperative Term Contract with Seven One-Year Renewal Options for the Purchase of a Capital Planning and Asset Management Solution for the Department of Innovation and Technology for the Parks, Recreation and Community Facilities and Facilities Management Departments **(Citywide)**

Recommendation

Council is requested to approve the award as recommended.

The Department of Innovation and Technology and the Parks, Recreation and Community Facilities and Facilities Management Departments and Procurement Services recommend authorizing the purchase using the Sourcewell cooperative contract with the Gordian Group in total amounts not to exceed \$1,212,028 for Years 1 – 3 combined, and \$76,240 annually for Years 4 – 10, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

Background / Discussion

This purchase will provide the Parks, Recreation and Community Facilities and Facilities Management Departments with a facility condition assessment and asset management software platform to support facility lifecycle planning and capital renewal forecasting. It includes two purchases from Gordian Group. The first will be Onsite Facility Condition Assessments for City facilities managed by Parks, Recreation and Community Facilities and Facilities Management to document building system conditions and identify maintenance and capital renewal needs. The second service is a Cloud-based Asset Management and Capital Planning Software to store assessment data, track facility conditions, prioritize projects, estimate costs, and support long-range capital planning. Implementing these services will establish a consistent, data-driven framework for evaluating facility conditions, prioritizing capital projects, and improving long-range financial planning.

The City Project Team conducted a comprehensive evaluation of 28 potential software solutions. Each solution was assessed against strict review criteria including key features, use by other comparable government entities (including references), pricing, ability to meet required integrations, and adherence to 'must have' requirements. Based on the evaluation, the list of 28 proposers was narrowed down to 8. Demonstrations were then conducted with

the top two highest-scoring proposers. Gordian achieved the highest overall score and was selected as the preferred solution. Gordian was also the only proposer offering a database (RSMMeans) of comparable construction costs, which will significantly improve the City's ability to accurately analyze the remaining life and projected costs of the Parks, Recreation and Community Facilities and Facilities Management buildings and assets. Gordian Group's capital planning and asset management solution is available through the Sourcewell cooperative contract and has been reviewed and approved to proceed by the City's Technology Steering Committee.

The Sourcewell cooperative contract has been competitively solicited and meets the City's procurement requirements. Utilizing the Sourcewell contract allows the City to receive competitive rates based on a formally solicited agreement. The City believes the pricing is fair and reasonable and soliciting for these services would not result in the City receiving more favorable pricing or terms.

Purchase Information

Action: Award

Procurement Type: Cooperative Contract Use

Contract Number: 2026025

Contracting Agency/Contract Number: Sourcewell/102424

Local Consideration: Policy did not apply to this procurement method

Initial Contract Term: 4/1/2026 – 3/31/2029

Possible Renewals: Up to a maximum of seven years, subject to Administrative review and approval

Funding Source: Parks, Recreation and Community Facilities and Facilities Management Operating Budgets through Infrastructure Funding