



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 6/9/2014)

Board Clerk Use Only

Meeting Date: 3/3/16
Agenda Item #: R.4
Est. Start Time: 10:35 am approx
Date Submitted: 2/19/16

Agenda

Title: Approval of a Class Special Procurement to extend existing contractual relationships to permit the introduction of a Job Order Contracting process

Note: Title should not be more than 2 lines but sufficient to describe the action requested. Title on APR must match title on Ordinance, Resolution, Order or Proclamation.

Requested

Meeting Date: March 3, 2016 Time Needed: 10 Minutes
Department: DCM/DCA Division: Central Purchasing/DCA Hub
Contact(s): Brian Smith
Phone: 988.7546 Ext. n/a I/O Address: 503/4/Purchasing

Presenter

Name(s) &

Title(s): Brian Smith, Purchasing Manager & Karen Preston (DCA HUB Supervisor)

General Information

1. What action are you requesting from the Board?

The Board, acting as the Public Contract Review Board, is asked to approve a one-time Special Procurement for a class of existing contracts, extending them for up to an additional two year period without competition. A list of contracts is attached to this request.

All of these existing contracts are expected to be candidates for replacement as a Job Order Contractor is brought on board and can establish the ability to assume virtually all of this work. The Job Order Contractor approach is being pursued through a separate Board approval item.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

Under a proposed job order arrangement, a single, competitively selected Contractor will assume responsibility to contract for and have on hand a team of Contractors to take on a significant level of the County's Maintenance, Repair and Operations (MRO) work at the intermediate level. This would substantially relieve the County; including Central Purchasing, the DCA Hub and Facilities & Property Management (FPM), of the need to directly pursue replacing or renewing almost 60

existing MRO contracts that are expected to be gradually replaced by the selected Job Order Contract (JOC) Provider. Once the JOC Provider is selected, they will immediately begin to build a “team” of available MRO contractors on a requirements basis skilled in every trade and skill area to meet Multnomah County’s MRO needs.

This planned transfer of tasks to the JOC Provider will eliminate a significant County workload of conducting approximately 50-60 intermediate level procurements and the required negotiations, contract document generation and ongoing Contract Administration workload. The two-year period requested was selected to ensure adequate time to obtain Board permission to proceed with the JOC concept, issue a formal solicitation, select and negotiate a contract, and allow the successful Provider time to build their local infrastructure, recruit MRO subcontractors and train County personnel on how to best employ the JOC process.

With approval of this Special Procurement to temporarily extend our existing MRO contractors, it will eliminate unnecessary procurement and contracting activity that would only be valid for a short time until the JOC is in place and begins the process of building their own in-house capability. National JOC Providers have reported needing approximately 8-12 months after selection to find and contract with enough trades to be able to meet the County’s expected MRO requirements.

3. Explain the fiscal impact (current year and ongoing).

There is no cost impact to the current year or in out-years. Obtaining transactional procurement and contracting relief by granting this temporary special procurement will avoid unnecessary procurements and contracting activity by simply extending in place MRO Contractors rather than replacing them as their contracts expire over the next two years. If we have to replace the expiring contracts, we would then almost immediately terminate them as the JOC took over responsibility. Most of these existing MRO contracts were competitively procured and were awarded with favorable pricing - we are simply proposing extending these contracts temporarily. Approval of the Special Procurement will not only ensure the selected JOC Provider a smoother transition into taking over a substantial portion of our MRO work, it will also allow DCA Hub personnel and Central Purchasing staff to focus on the higher priority and higher dollar projects currently in their work plans.

4. Explain any legal and/or policy issues involved.

The PCRB grants the Board the authority to entertain the creation of a Class Special Procurement, allowing a contracting procedure that differs from the rules and is for the purpose of entering into a series of contracts over time for the acquisition of a specified class of goods or services – in this case MRO services. By temporarily avoiding unnecessary new procurement/contracting activity, we can avoid putting in place new contracts that will only end up being terminated, often in the same year they were created, as the JOC takes on this responsibility.

5. Explain any citizen and/or other government participation that has or will take place.

The conceptualization and activity around designing a plan to introduce and pilot the Job Order Contracting process to the County has been ongoing for almost two years. Briefings and/or discussions have been held throughout the County stakeholder community as well as the initiation of ongoing consultations with select national JOC firms to determine if Multnomah County is a promising candidate for this nationally utilized, but revolutionary to us, process. Central

Purchasing, FPM and DCA Hub have been the most involved parties to date, as our implementation strategy features piloting this process into FPM first, while retaining options to expand it into several other areas in the County where there is a high volume of non-public works maintenance, repair and operations activity for relatively low dollars. These areas include the Department of County Human Services Weatherization Program and the Department of County Services Transportation Division, including the Bridge Shop. Discussions around JOC are also planned with the Union and the Minority, Woman-Owned, and Emerging Small Business Community.

Required Signature

Elected

Official or

Department

Director:

DCA: Sherry Swackhamer, Director /s/

DCM: Marissa Madrigal, Director /s/

Dates: February 19, 2016

Note: Please submit electronically. Insert names of your approvers followed by /s/ - we no longer use actual signatures. Please insert date approved.