



# Job Order Contracting

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Report Back to the Board



- History
- Progress to Date
- Moving Forward

# Job Order Contracting

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Streamlined approach to deliver low dollar/high volume maintenance, repair and operations.

**What's in:** Minor alteration, ordinary repair or maintenance necessary to preserve a Public Improvement.

**What's out:** Public Improvements, which are defined as a project for construction, reconstruction, or major renovation on real property by or for the County.

# Major Benefits (Assumptions)

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## Better way to deliver certain projects

- Faster delivery of projects
- JOC assumes sourcing responsibility (one point of contact)
- Reduced transactional work

## Certified Firm participation

- High expectations
- Structures that incent utilization

# Timeline

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Oct 2013 - Began planning for a JOC approach

April 2015 - Initial County Introduction to JOC

March 2016 - Approval of Alternative Contracting Method for JOC

March 2016 - RFP (Special Procurement) Released

April 2017 - Contract with Centennial signed

June 2018- Board Briefing

# Timeline - “First of a Kind” activities

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Following the Special Procurement Award (August 2016), there were a number of new/first time activities that the County needed to accomplish. These activities included:

**09/16 - 03/17:** Drafted, negotiated and executed custom contract for JOC. Included Request/Approval/Payment Business Processes, Prevailing Wage requirements, Quality Assurance Plans, Safety Plans, Diversity participation, and performance measures.

**04/17 - 07/17:** Created Frequently Asked Questions, developed and delivered internal training, conducted sub-contractor outreach (by Centennial).

# Unique Features of JOC at Multnomah County

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County retains the right to do any work with our staff

Phased implementation: Facilities, Transportation, Weatherization

Aggressive utilization of COBID certified firms - 50% Goal

Cooperative feature allows other local area agencies to use for MRO

# Progress Made to Date

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## Projects Awarded -

Project Name	Contract Value
Animal Services - Remodel Kennels	\$148,569
Capitol Hill - Repair Sidewalk & Parking Lot	\$45,119
Mead Building - Remodel 7th Floor	\$151,932
Albina Library - Recarpet & Replace Service Desk	\$70,000
Walnut Park - Repair Parking Lot	\$75,000
Multnomah Building - Replace Doors	\$87,431
<b>Total Awarded</b>	<b>\$578,051</b>

# Progress Made to Date

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## Projects Pending Award (In Negotiation) -

Project Name	Contract Value
Belmont Library - Upgrade Public Restrooms	\$25,000
Rockwood Library - Upgrade Public Restrooms	\$28,860
Mid-County Health - ADA Upgrade Restrooms	\$98,300
Mid-County Health - ADA Upgrade Exam Rooms	\$38,500
<b>Total Awarded</b>	<b>\$190,660</b>

# Moving Forward

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End the pilot phase and expand implementation

Expansion into Transportation

Expansion into Weatherization

Opening up to Cooperative Use

Return to Board (five years from start of contract) to report on performance