



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised March 2016)

Board Clerk Use Only

Meeting Date: 11/2/17
Agenda Item #: R.1
Est. Start Time: 9:40 am
Date Submitted: 10/23/17

Agenda Title: Resolution Approving a Formal Special Procurement Exemption to Contract with Multiple Existing Vendors to Provide Multi-Family and Single Family Weatherization services.

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: _____ **Time Needed:** 10 minutes

Department: DCHS **Division:** Youth & Family Services

Contact(s): Rose Bak

Phone: 503/988-7522 **Ext.** 87522 **I/O Address:** 167/2/200

Presenter

Name(s) & Title(s): Rose Bak, Co-Director, DCHS Youth and Family Services Division, Brian Smith, Purchasing Manager, DCM;

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. These suppliers and the specific contract numbers are as follows:

Multi-Family

Alpha Energy Savers MF	4400000301
Columbia Heating and Cooling, Inc.	4400000297
Columbia Shores Construction	4400000316
Eco Sustainable Retrofits, LLC	4400000622
Energy Comfort and Construction MF	4400000295
Green Energy Solutions MF	4400000298
Verde Energy MF	4400000300
Richart Family Am 1 (Unthank Plaza)	4400000299

Single-Family

Alpha Energy Savers SF	4400000363
Energy Comfort and Construction SF	4400000364
Fireside Distributors SF	4400000366
Gale Contractor Services SF	4400000367
Green Energy Solutions SF	4400000368
Green Horizons Weatherization SF	4400000370
Home Energy Life Performance HELP SF	4400000369
Move In Ready	4400000371
Sensible Energy Solutions SF	4400000372
Verde Energy SF	4400000365

All of these existing contracts are expected to be candidates for replacement as the County's Job Order Contractor is brought on board and can establish the ability to assume virtually all of this work. The Board previously approved the Job Order Contract RFP, but that project is still in its pilot phase and not yet ready to expand to take on these services.

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 the current job order arrangement, Centennial Contractors Enterprises Inc. is responsible for contracting 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 substantially relieves 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 JOC. Centennial has been working 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. Recently, Centennial broke ground on work at the Multnomah County Animal Services facility with projected State Certified firm utilization of just over 40% for the entire project.

The transfer of tasks to Centennial should eventually eliminate 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 subcontractors and train County personnel on how to best employ the JOC process.

With approval of this Special Procurement to temporarily extend our existing Weatherization contractors, it will eliminate unnecessary procurement and contracting activity that would only be valid for a short time until the JOC tool is available.

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 Weatherization Contractors rather than replacing them as their contracts expire over the next two years and in effect indirectly saves the County dollars. If we have to replace the expiring contracts, we would then almost immediately terminate them as Centennial took over responsibility. All of these existing Weatherization contracts were competitively procured and were awarded with favorable pricing. This Board request is to extending these contracts temporarily.

Approval of the Special Procurement will not only ensure Centennial a smoother transition into taking over a substantial portion of our Weatherization work, it will also allow DCHS 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 Weatherization 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 Centennial takes on this responsibility once the pilot with FPM proves to be successful.

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 and we have successfully provided a Notice to Proceed within the first six months of the executed contract with Centennial. Central Purchasing, FPM and DCA Hub have been the most involved parties to date, as our implementation strategy featured 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. It has been the intent since the conceptualization that these areas include the Department of County Human Services Weatherization Program and the Department of County Services Transportation Division, including the Bridge Shop.

Required Signature

**Elected
Official or
Department**

Director: DCHS: Peggy Brey, Director /s/

Date: 10/23/2017