

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2017-089

Approving a Formal Special Procurement Exemption to Contract with Multiple Existing Vendors to Provide Multi-Family and Single Family Weatherization Services.

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County's (County) Public Contract Review Board (PCRB) Rules grant 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.
- b. The Board, acting as the PCRB and in accordance with PCRB Rules 47-0285 and 47-0800(1), has been 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 (JOC) 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.

- c. Under the current JOC arrangement, Centennial Contractors Enterprises Inc. is responsible for contracting for and having 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.
- d. 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 the 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.
- e. The transfer of tasks to Centennial should eventually eliminate significant County workload of conducting approximately 50-60 intermediate level procurements annually 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 its own local infrastructure, recruit subcontractors and train County personnel on how best to employ the JOC process.
- f. Approval of this Special Procurement to extend temporarily the County's existing Weatherization contractors will eliminate unnecessary procurement and contracting activity that would only be valid for a short time until the JOC process is fully implemented.
- g. Approval of the Special Procurement will not only ensure Centennial a smoother transition into taking over a substantial portion of the County's 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.
- h. 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 extending in-place Weatherization Contractors rather than replacing them as their contracts expire over the next two years and in effect indirectly saving the County dollars. If the County were to replace the expiring contracts, it would then almost immediately terminate them as Centennial took over responsibility. All of the listed Weatherization contracts were competitively procured and were awarded with favorable pricing.
- i. The conceptualization and design of a plan to introduce and pilot the Job Order Contracting process at the County has been ongoing for almost two years, and DCHS has 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 the 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. The intent since conceptualization has been to include the Department of County

Human Services Weatherization Program and the Department of County Services Transportation Division, including the Bridge Shop.

The Multnomah County Board of Commissioners Resolves:

1. Approval of the one-time Special Procurement for a class of existing contracts, extending them for up to an additional two year-period without competition.
2. Authorization for the County Chair to execute all necessary contract amendments to extend the existing contracts with the above-referenced contractors.

ADOPTED this 2nd day of November, 2017.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

REVIEWED:

JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By

Kenneth M. Elliott, Assistant County Attorney

SUBMITTED BY: Peggy Brey, Director, Department of County Human Services