

May 17, 2018

18-115

REJECT THE PROPOSAL FOR JOB ORDER
CONTRACTING SERVICES

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FINANCIAL
RESPONSIBILITY: Tony Ichsan, Director, Facilities Management Services

APPROVED BY: Jim Langstraat, Vice President, Finance & Administration
Mark Mitsui, College President

REPORT: On October 19, 2017, the Board authorized the use of Job Order Contracting method as one of the approved class special procurements.

The JOC process is to establish a particular class of services where the need for such service is ongoing in nature, where it is difficult to anticipate the service need, time, amount, availability of contractors, or where service needs arise so quickly that it is not practical or cost-effective to conduct individual solicitations. Under the JOC process, a single (competitively selected) contractor will assume responsibility to contract for and have on hand a team of sub-contractors to support the College's facility project, maintenance, repair and operations (PMRO) work that are estimated to be under \$149,000 per project. This new approach of meeting the ongoing PCC PMRO needs would substantially relieve the Facilities Management Services (FMS) and Purchasing Services of significant low dollar, high volume transactional work by shifting it to the successful JOC provider. By having JOC provider will eliminate a significant number of conducting solicitation on the intermediate level (under \$149,000) procurement processes, all the associated work, required negotiations, solicitation and contract document generation, and on-going day to day administration including oversight and payments.

Once the JOC provider is selected, they will immediately begin to build a "pool" of available sub-contractors on a requirement basis skilled in every trade areas necessary to meet the College Facilities PMRO needs.

The FMS Department issued a Request for Proposal (RFP) on March 2, 2018. The formal Request for Proposal (RFP) was published on Daily Journal of Commerce, State of Oregon ORPIN System, and document was posted/accessible on College's Solicitation Website.

A total of 10 (ten) firms registered and received a copy of the RFP, 2 (two) of which are Oregon Certified Minority, Women-owned, Emerging Small business (MWESB) firms.

On March 28, 2018 at 2:00 P.M., proposal deadline, the College received proposals from SDB Construction.

After careful review by the committee, it was determined that the proposal received was insufficient to proceed with a notice of intent to award and agreed that it was in the best interest of the College to reject the proposal.

RECOMMENDATION: That the Board of Directors reject the proposal received for the Job Order Contracting Services Request for Proposals.