

Council meeting agenda

Thursday, October 25, 2018

2:00 PM

Metro Regional Center, Council chamber

1. Call to Order and Roll Call

2. Public Communication

3. Presentations

3.1 Oregon Convention Center Renovation Update **18-5100**

Presenter(s): Craig Stroud, Oregon Convention Center
Brent Shelby, Metro
Andrew Colas, Colas Construction

3.2 Equity Contracting Report [18-5101](#)

Presenter(s): Gabriele Schuster, Metro
Tracy Fisher, Metro
Riko Tannenbaum, Metro

Attachments: [Equity in Contracting Annual Report](#)

4. Consent Agenda

4.1 Consideration of October 18, 2018 Minutes **18-5110**

5. Resolutions

5.1 Resolution No. 18-4940, For the Purpose of Amending Metro's Contracting and Procurement Administrative Rules [RES 18-4940](#)

Presenter(s): Gabriele Schuster, Metro

Attachments: [Resolution No. 18-4940](#)
[Exhibit A to Resolution No. 18-4940](#)
[Exhibit B to Resolution No. 18-4940](#)
[Exhibit C to Resolution No. 18-4940](#)
[Staff Report](#)

- 5.2 Resolution No. 18-4941, For the Purpose of Authorizing
an Exemption From Competitive Bidding and Procurement
of Construction Manager General Contractor Services By
Competitive Request for Proposals for Antoinette Hatfield
Hall Roof Replacement and Parapet Repair

[RES 18-4941](#)

Presenter(s): Gabriele Schuster, Metro

Attachments: [Resolution No. 18-4941](#)
[Exhibit A to Resolution No. 18-4941](#)
[Staff Report](#)

6. **Chief Operating Officer Communication**
7. **Councilor Communication**
8. **Adjourn**

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ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬស្នើសុំទទួលបានកាតបណ្តឹងរើសអើងសូមចូលទស្សនាគេហទំព័រ www.oregonmetro.gov/civilrights។ បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ មុនថ្ងៃប្រជុំដើម្បីអាចឲ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក។

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Gresham Channel 30 - MCTV <i>Web site:</i> www.metroeast.org <i>Ph:</i> 503-491-7636 Call or visit web site for program times.	Washington County and West Linn Channel 30– TVC TV <i>Web site:</i> www.tvctv.org <i>Ph:</i> 503-629-8534 Call or visit web site for program times.
Oregon City and Gladstone Channel 28 – Willamette Falls Television <i>Web site:</i> http://www.wftvmedia.org/ <i>Ph:</i> 503-650-0275 Call or visit web site for program times.	

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Agenda Item No. 3.1

Oregon Convention Center Renovation Update

Presentations

Metro Council Meeting
Thursday, October 25, 2018
Metro Regional Center, Council Chamber

Agenda Item No. 3.2

Equity Contracting Report

Presentations

Metro Council Meeting
Thursday, October 25, 2018
Metro Regional Center, Council Chamber



FY 2017-18

Equity in contracting annual report

Expanding opportunity through contracting

oregonmetro.gov

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photo courtesy of Oregon Tradeswomen, Inc./Dawn Redstone

Why does equity in contracting matter?

Metro works to prepare the 1.5 million people in the greater Portland region for the future by addressing transportation, development and environmental protection issues that cross local boundaries. Its services include parks and natural areas, the Oregon Zoo, Oregon Convention Center and arts and event centers.

The region's current and future diversity will help develop and maintain sustainable economic growth if we proactively address the issue of equity. Research shows that regions with greater racial inclusion and smaller racial income gaps attain more economic growth.

Diversity in contracting plays a critical role in the success of Metro's mission to plan for the region's future and ensure that it remains a great place to live. Each year, Metro spends millions of dollars on contracts with businesses that support efforts to provide public services for the residents of Clackamas, Multnomah and Washington counties. By actively involving minority-owned business enterprises, woman-owned business enterprises, service disabled veteran-owned businesses and emerging small businesses (collectively referred to as COBID-certified firms) in the pool for business opportunities, Metro helps expand economic opportunities in the region.

Inclusion also helps COBID-certified firms build capacity to compete for other public projects by providing them with experience with the public solicitation process and establishing relationships with Metro staff. This year, Procurement Services continued to create additional opportunities through collaboration with Metro departments and other agencies in the Portland region to encourage COBID certification, to engage certified firms and to increase access to public contracts.

¹ Treuhaft, S., Blackwell, A.G., & Pastor, M. (2012). *America's Tomorrow: Equity is the Superior Growth Model*. Retrieved January 2016: http://www.policylink.org/sites/default/files/SUMMIT_FRAMING_WEB_20120110.PDF

FY 2017-18 COBID contracting

During FY 2017-18, Metro awarded a total of \$53,520,184 through competitive procurements and direct awards less than \$10,000. COBID-certified firms earned a total of \$9,019,995 in contract awards – representing 17 percent of Metro's total contracts. This is consistent with results during FY 2016-17.

COBID Contracting FY 2017-18

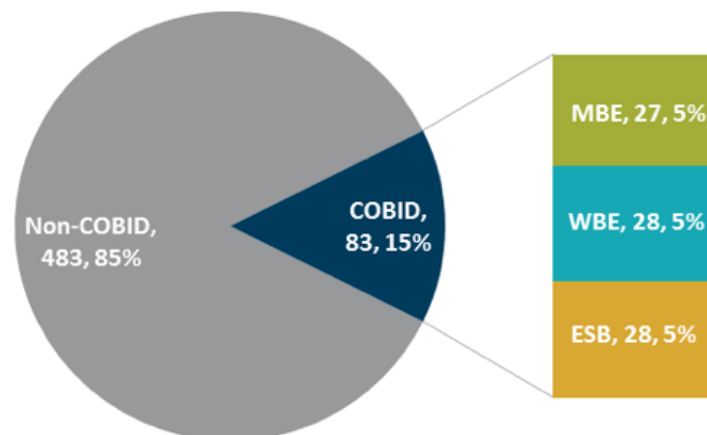
Total contracts awarded	566
Non-COBID contracts awarded	483
COBID contracts awarded	83
MBE contracts awarded	27
WBE contracts awarded	28
SDV contracts awarded	0*
ESB contracts awarded	28
Total contract dollars awarded	\$53,520,184
Total COBID contract dollars awarded	\$9,019,995
Total spending	\$64,936,930
Total COBID spending	\$6,718,991

**note that SDV certification began in January 2016 and as of June 30, 2017, there were only 39 SDV certified firms in Oregon*



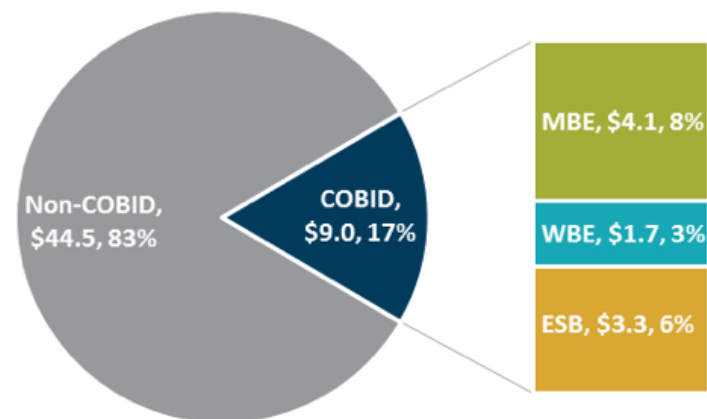
During FY 2017-18, Metro awarded 566 eligible contracts through competitive procurements and direct award of contracts less than \$10,000. This does not include intergovernmental agreements or grants. Of the total contracts awarded, 83 went to COBID-certified firms. These awards represent 15 percent of contracts awarded.

Number of contracts awarded in FY 2017-18

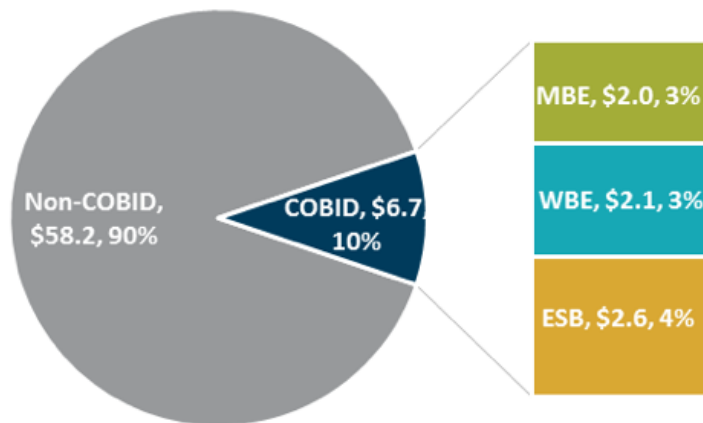


In FY 2017-18, Metro awarded \$53,520,184 through competitive procurements and direct awards less than \$10,000. COBID-certified firms earned a total of \$9,019,995 in contract awards – representing 17 percent of Metro's total contracts. This dollar amount and percentage of contract dollars awarded is consistent with last year's results. Awards to MBE firms continue to rise, up to \$4 million from \$3.6 million last year. This MBE award is significant, as it represents nearly half of all awards to COBID-certified firms. Of the amount awarded through contracts to COBID-certified firms, another \$1,676,231 went to woman-owned businesses and \$3,263,634 went to emerging small businesses.

Contract dollars awarded in FY 2017-18

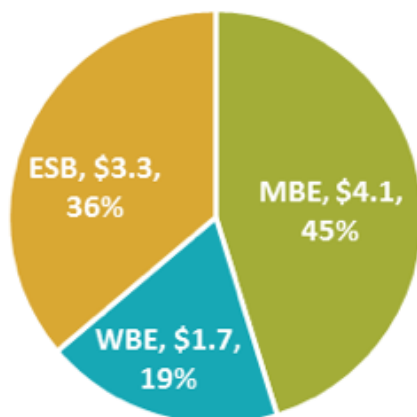


Contract dollars spent in FY 2017-18



During FY 2017-18, Metro spent \$64,936,930 through competitively procured contracts and direct award of contracts less than \$10,000. Of that, COBID-certified firms earned \$6,718,991, or 10 percent by dollar amount. Of the amount spent through COBID contracts, \$1,951,047 went to minority-owned businesses, \$2,138,459 went to woman-owned businesses and \$2,629,485 went to emerging small businesses. This represents a fairly consistent dollar amount spend with COBID certified firms, though FY 2017-18's utilization rate decreased slightly from FY 2106-17.

Contract dollars awarded by certification in FY 2017-18



During FY 2017-18, a total of \$9,039,695 was awarded to certified businesses: \$4,080,130 went to minority-owned businesses, \$1,676,231 went to woman-owned businesses and \$3,263,634 went to emerging small businesses.

Contracting by department

The table below shows the value of COBID contracts and dollars spent by department. Notably, Communications, Oregon Zoo, Parks and Nature, Planning and Development, Property and Environmental Services and Oregon Convention Center each awarded over \$1 million to COBID Certified firms. Communications and Council awarded over half of their contract dollars to COBID-certified firms, 67 percent and 65 percent respectively. Parks and Nature spent over \$2.8 million with COBID-certified firms, making up a quarter of its contracted spend. Communications and the office of Chief Operating Officer also directed significant portions of their expenditures to COBID Certified firms. This represents a firm dedication to equity in contracting over many years, as spending represents the results of awards made in previous years.

Value of COBID contracts by department: FY 2017-18

Department	Awarded	% Awarded	Spent	% Spent
Chief Operating Officer	\$0	0%	\$45,291	22%
Communications	\$1,232,363	67%	\$74,348	21%
Council	\$500,000	65%	\$16,272	8%
Diversity, Equity and Inclusion	\$0	0%	\$26,363	9%
Finance & Regulatory Services	\$100,000	4%	\$52,035	4%
Human Resources	\$0	0%	\$11,210	6%
Information Services	\$69,420	4%	\$38,250	2%
Office of the Metro Attorney	\$0	0%	\$1,220	1%
Oregon Zoo	\$1,636,814	12%	\$633,766	8%
Parks and Nature	\$1,134,175	9%	\$2,833,838	25%
Planning & Development	\$1,076,333	18%	\$419,136	7%
Property and Environmental Services	\$1,069,714	18%	\$1,053,128	12%
Research Center	\$0	0%	\$2,985	10%
Metro (Non-MERC) Total	\$6,818,819	16%	\$5,207,842	10%
Expo Center	\$234,308	14%	\$282,650	8%
Oregon Convention Center	\$1,718,633	23%	\$887,870	6%
Portland's 5 Centers for the Arts	\$267,934	13%	\$340,629	6%
MERC Total	\$2,220,875	20%	\$1,511,149	6%
Agency-wide Total	\$9,039,695	17%	\$6,718,991	10%



FY 2017-18 progress in procurement

In FY 2017-18, Metro continued to build on the successes of the recent years. Metro continued to engage in various types of outreach to build awareness of Metro programs and contracting opportunities. Metro staff participated in trade shows and expositions, attended chamber and business association meetings, and hosted events for networking and to encourage certification.

This year marked a major victory for certified firms, as COLAS Construction became the successful proposer on the Oregon Convention Center renovation project, making this the largest public project in Oregon history awarded to a minority-owned firm as the prime contractor.

Metro procurement services provided regular business development and training support to COBID-certified and -eligible firms. Training was also focused internally, with the launch of a Metro-wide training that focuses on the impacts unconscious bias can play in the bid and proposal evaluation and selection process.

Sponsorships support organizations who work with underserved business communities and help them to be more ready to compete for work with Metro. In addition to sponsorships, two procurement staff represent Metro on executive boards of non-profit organizations supporting historically underutilized businesses: Gabriele Schuster, Procurement Manager, is Secretary for Oregon Native American Chamber and Tracy Fisher, Senior Procurement Analyst, is Vice Chair for Business Diversity Institute.

Procurement Services continues to work to educate Agency staff about best practices for engagement and outreach. Innovations introduced in the updated procurement policy saw their first full year of implementation, and the new procedures have helped make equity an ever-present theme in contracting discussions.

Colas construction awarded largest public contract to MBE firm

The Oregon Convention Center renovation project, which includes upgrades to the center's interior and reconstruction of its northeast entry, was estimated at \$27 million at time of award. This project marked the largest public improvement contract awarded to a certified minority-owned (MBE) firm as the prime contractor in Oregon. Colas Construction acts as the construction manager general contractor (CMGC), and has partnered with Raimore Construction, also MBE certified, to perform civil work. This award is an important milestone in the Oregon Convention Center's history, as well as for the community of MBE construction firms.

The award to a team of two black-owned MBE firms is particularly meaningful for the Oregon Convention Center. The construction of the Oregon Convention Center in the 1980s caused displacement in what was a predominantly black neighborhood. And the original construction fell under criticism that work for the original construction did not go to those displaced residents. The renovation project has incorporated both subcontracting and workforce goals to ensure that this project works to support diversity and provide opportunities to individuals and firms who have historically not had access to projects of this scale and scope.

With both prime contract award to an MBE firm and efforts for subcontracting to other certified

firms, the project also aims to address disparities in the construction industry. According to the "Oregon Construction Sector Report" commissioned by NAMC Oregon, the construction industry as a whole is booming in Oregon. With growth twice the rates of the overall economy, the construction industry employs nearly 100,000 people in nearly 14,000 firms. This prosperity is not equally distributed, however. While the industry as a whole is growing, the number of certified MBE firms is down 5.6 percent.

The CMGC contracting method brings the general contractor on during the design phase to provide input on scheduling, pricing and phasing to ensure that the design will be able to be executed according to plans during the construction phase. This involves an original contract for pre-construction consultation, which is later amended once the design is near completion to a guaranteed maximum price (GMP) for all construction costs. The original pre-construction contract for \$114,342 is included in the calculations for Metro's contract dollars awarded. Due to the accounting methodology used for this report, the full award for the estimated \$27 million project value is not accounted for in Metro's contract award figures. Including this estimated value would substantially increase Metro's contract dollars awarded to COBID-certified firms.

	Including \$114,342 pre-construction contract	Including estimated \$27 million GMP
Total contract dollars awarded	\$53,520,184	\$80,520,184
Total COBID contract dollars awarded	\$9,039,695	\$36,039,695
Percentage COBID contract dollars awarded	17%	45%

The Oregon Convention Center renovation project began in spring 2018 and is scheduled for completion in fall 2019.

Outreach: engaging the community



A large part of Metro's outreach efforts involve attending community and business organization events and familiarizing area businesses with the opportunities Metro has available. In FY 2017-18, Procurement Services staff attended regular meetings of organizations that provide support to small businesses and businesses owned by people of color and women. During these networking activities, Metro staff engaged one-on-one with business owners. These visits are a productive way to provide information about Metro, answer questions and get feedback on our outreach activities.

Procurement manager, Gabriele Schuster, also writes an article for the Portland Business Tribune that addresses the issues of contracting with public agencies and helps small businesses understand how to better navigate the process.

Construction Career Pathways Project

In the greater Portland region, there is a lack of diversity in the construction trades – especially in higher skilled construction occupations. People of color and women face multiple barriers accessing and sustaining construction careers. The inconsistent nature of construction work, lack of consistent opportunities to take advantage of career ladders, and insufficient funding and resources for education, job training and support services are among the factors that limit career employment.

Metro, through the Construction Career Pathways Project (C2P2), has been learning about these challenges and opportunities and has been developing partnerships with stakeholders to create a platform for a regional approach to construction workforce equity. Metro believes that everyone has a role to play and strong working partnerships are required if we are to redefine what success looks like for communities of color and women in the construction trades so they can more equitably participate in and benefit from growth in the Portland metro region.

The project, in its second year, has completed a regional construction workforce market study that describes how the region can advance diversity in the construction trades. The study identified three main strategies for success: 1) having a strong pipeline of skilled diverse workers to fill the anticipated shortages, 2) ensuring that jobs created through publicly funded projects are equitably attained by working people from all demographics, 3) having a regional construction workforce that better reflects the demographics of the community.

Currently, the project has assembled a Public Owner Workgroup made up of 16 local jurisdictional partners for the purpose of developing and adopting a regional approach to construction workforce equity. This group will convene throughout FY 2018-19 and collect feedback from stakeholder groups throughout the construction career pipeline to identify strategies and investments at a regional scale that will support career opportunities for people of color and women in the construction trades. For access to project reports and updates, visit www.oregonmetro.gov/pathways.

4th Annual small business open house

Metro partnered with Multnomah County again to host the small business open house on February 21, 2018. About 150 people visited the Oregon Convention Center eager to meet public agency project managers and network with other businesses - a strong showing despite weather complications.

For Metro staff and project managers it was a great way to make connections, build relationships and talk about project needs with small firms, and improve the organization's equity efforts in contracting. Metro staff showed a very strong commitment to equity in contracting, with more than 60 employees in attendance. The activities included breakout sessions on how to work with Metro and Multnomah County, as well as a short workshop on using email newsletters as an effective marketing tool, presented by Wild Social Media. A resource room included representatives from Ascent Funding, Blaze Tax Services LLC, COBID, Government Contracting Assistance Program (GCAP), Oregon Association of Minority Entrepreneurs (OAME), Procurement Search, Oregon Procurement Information Network (ORPIN), Small Business Administration (SBA) and Small Business Development Council (SBDC). This year, the event was catered by multiple certified firms: Annie's Pies, Bambuza, and Gourmet Coffee Brew Master.

Trade shows and expositions

Metro also hosted tables at and attended a number of trade shows and expositions. These events allow businesses to network and learn about chambers, business associations, large businesses with subcontracting opportunities, and public agencies. Hosting a table at trade shows is another way to provide information about how to do business with Metro. This year, Metro attended the Reverse Vendor Trade Show, OAME Trade Show, the MCIP Trade Show, Governor's Marketplace and BESThq's Business Expo West.

Hosting events at Metro

Metro continues to host the bi-monthly National Association for Minority Contractors Oregon (NAMC Oregon) meetings at the Metro Regional Center. NAMC Oregon supports minority and women construction and trade contractors and provides technical support to their members. Procurement Services regularly participates in NAMC Oregon meetings and shares information about business opportunities and connecting with Metro project managers. Metro was recognized by NAMC for support for the organization and its members with its Agency

Leadership Award for 2017. Metro also hosts Oregon Native American Chamber (ONAC) bi-monthly luncheons at the Metro Regional Center. ONAC works with the community to advance educational and economic opportunities for Native Americans in Oregon and Southwest Washington. Project managers and department staff from Metro are invited to attend and participate on a consistent basis. Metro was also the host of the Small Business Resource Providers Summit in July 2017, bringing together representatives from public agencies and business resource organizations to discuss ways to collaboratively support small business opportunities.

Meet & Certify

Meet & Certify events provide an opportunity to collaborate with other public agencies and business support organizations to engage with small business owners who are not yet COBID certified, or have not yet entered into public contracting. These smaller events provide a more intimate environment for attendees to network with Metro staff and learn about the services available to them. The location is also key. These events target businesses that are located outside of the Portland core, and provide engagement opportunities in the more distant communities in the Metro region. This approach has proven successful, as these events provide an opportunity for Metro to develop new relationships with many of the attendees. In FY 2017-18, Metro held a Meet & Certify event in Beaverton. The event attracted about 50 attendees, most of whom had never contracted with Metro.



Metro at the forefront of informing equitable contracting practices

Metro staff was recognized for their input in informing the future of the state's equity in contracting policies at the annual Governor's Marketplace conference. The conference featured Governor Kate Brown signing Executive Order 18-03 on Promoting Business Equity in Public Contracting, with recognition of Metro staff Gabriele Schuster and Tracy Fisher who provided input and helped shape the policy. The new Executive Order requires all state agencies to increase their contracting with COBID certified firms and to report on their efforts. The Governor's Marketplace event had over 800 attendees, and was a great opportunity to meet new firms who can provide goods and services for Metro.

Oregon Zoo Bond

The final three projects funded under the 2008 bond measure are underway and scheduled to wrap up in 2020. The three projects, Polar Passage, Black Rhino and Primate Forest, have been bundled for project efficiencies, and are being constructed by Lease Crutcher Lewis. The construction is in its early stages and Lease Crutcher Lewis has spent much of FY 2017-18 finalizing and preparing to implement the Diversity in Workforce and Contracting Plan that it submitted to the Oregon Zoo Bond Citizens' Oversight Committee in May 2018. The plan calls for an aspirational target of 15% of the total contract value performed by COBID-certified firms, representing a target of \$4.8 million. For more information as the project progresses, see oregonzoo.org/discover/new-zoo.



Technical assistance and business development workshops

One of the biggest hurdles for qualified businesses to win contract awards with public agencies is navigating the bid and proposal preparation process. The skills required to complete bids and proposals for public agencies are often unrelated to the businesses' core services. Metro's Procurement Services group provided new proposal preparation and business development workshop topics to meet the requests from the COBID community.

FY 2016-17 Workshops Provided:

- Water resource and environmental services on-call proposal writing workshop, Donaldson Enterprises, July 2017
- Proposal writing workshop: on-call transportation demand management planning, marketing and evaluation for regional travel options program*, NicJac Communications, K Communications, February 2018
- Making your business website more effective*, Wild Social Media, April 2018
- Business loan workshop, Ascent Funding, May 2018
- The power of email newsletters*, Wild Social Media May 2018
- Creating a communications plan*, Wild Social Media, June 2018
- Proposal clinic one-on-one proposal writing assistance, NicJac Communications, K Communications, April 2018, June 2018
- Proposal writing workshop: on-call architecture, engineering and planning services*, NicJac Communications, K Communications, June 2018

*Attendees qualify for 2 hours of Metro-sponsored technical assistance from the consultant team.

These workshops provide attendees with base knowledge that they are able to take with them when bidding and proposing on future Metro projects, as well as projects for other government agencies. Businesses who have attended the workshops improved their ability to prepare responsive and competitive bids and proposals and, as a result, many have won Metro contracts. In FY 2017-18 Metro awarded 26 contracts valued at \$1,831,400 to previous workshop attendees. In total, Metro has awarded 42 contracts valued at \$2,928,457 to workshop attendees since beginning the program.

"As a small COBID certified WBE/ESB I am so grateful for these Metro workshops that are offered at no additional cost. I've already implemented a few things I've learned at this proposal clinic. Thank you!"

– Survey response

FY 2017-18 Metro memberships and sponsorships

Metro sponsored events

- Business Diversity Institute Minority Enterprise Development (MED) Week
- BDI, January Diversity Practitioners Summit
- Governor's Marketplace
- Hispanic Metropolitan Chamber of Commerce Hispanic Heritage Celebration
- Metropolitan Contractor Improvement Partnership Trade Show
- National Association of Minority Contractors – Oregon Holiday Networking Event
- Oregon Association of Minority Entrepreneurs Tradeshow
- Oregon Native American Chamber Annual Gathering Gala
- Oregon Tradeswomen Women in Careers Fair
- Philippine American Chamber of Commerce of Oregon Annual Asian Pacific Islander Leadership Night
- Daily Journal of Commerce Women of Vision
- Skanner Foundation Annual Martin Luther King Jr. Breakfast

Regular meetings

- Business Diversity Institute, Tracy Fisher, Procurement Analyst, serves as Board Vice Chair
- Hispanic Metropolitan Chamber of Commerce
- National Association for Minority Contractors Oregon
- Oregon Association of Minority Entrepreneurs
- Oregon Native American Chamber –Gabriele Schuster, Procurement Manager, serves as Board Secretary

Membership

- Asian Pacific American Chamber of Commerce (APACC)
- BESThq
- Hispanic Metropolitan Chamber of Commerce
- Metropolitan Contractor Improvement Partnership (MCIP)
- National Association of Minority Contractors Oregon
- Oregon Association of Minority Entrepreneurs (OAME)
- Oregon Native American Chamber (ONAC)





photo courtesy of Diego G. Diaz

Marketing and solicitation of bids

ORPIN – Oregon Procurement Information Network

Metro's Procurement Services group has made a concerted effort to inform COBID-certified firms about business opportunities and to solicit bids and proposals. In 2013, Metro's Procurement Services group implemented ORPIN, the State of Oregon's electronic solicitation and bidding system, in order to reach a wider range of COBID-certified firms. Metro continued to share information about how to use ORPIN and how to discover business opportunities at minority business chamber meetings, outreach events, individual meetings, and through advertising campaigns in minority-focused publications. For all formal procurements over \$150,000, Metro posts solicitations on ORPIN, and advertises in one general circulation publication and at least one local minority-focused publication. Publications where Metro places advertisements include:

- Portland Observer
- The Scanner
- Asian Reporter
- El Hispanic News
- Portland Tribune

Although state law only requires agencies to contact three businesses to bid or propose on contracts under \$150,000, Metro provides additional opportunity for firms to win work by also releasing opportunities of more than \$10,000 on ORPIN. That means Metro's opportunities are available for any certified firm to bid or propose. Businesses receive the opportunities through automated email notifications using commodity codes for different work categories. ORPIN reaches more than 70,000 businesses and contractors, of which roughly 3,700 are COBID-certified firms.

PDXProcurementSearch.com

In addition to ORPIN, Metro publicizes open opportunities through PDXProcurementSearch.com. The website provides keyword search capabilities for all of Metro's opportunities posted on ORPIN. The ESB certified company was formed by owner and developer, Steve Havelka, who saw that matching capable companies with open opportunities through industry classification codes, such as NIGP and NAICS, was becoming less effective in today's modern economy. Many businesses do not quite fit into the traditional industry categories, and therefore, are in danger of missing valuable opportunities for public contracts.

PDXProcurementSearch.com provides keyword search capability of all published Metro opportunities, allowing businesses to more easily determine which opportunities are relevant. The service also provides RSS feeds and push notifications to businesses based on those keywords. Metro was one of the first agencies to sign on with PDXProcurementSearch.com in 2015, and by the end of FY 16-17, 13 agencies had signed up with the service. As more agencies join, the website grows more effective at bringing awareness to Metro's contracting opportunities.

PDXProcurementSearch.com registered 3,822 unique search users in FY 2017-18. The 162 Metro opportunities listed on the site displayed to those users a total of 64,189 times as search results. That resulted in 13,298 direct views of Metro's open projects.

A Metro-wide approach of diversity, equity and inclusion

Metro's focus on diversity, equity, and inclusion goes beyond procurement and contracting—the effort is part of a broader initiative across Metro to examine and update internal operations and external programs.

Metro's Strategic Plan to Advance Racial Equity, Diversity and Inclusion (Equity Strategy) identifies racial equity as the approach to ensure that all people who live, work and recreate in the Portland region have the opportunity to share in and help define a thriving, livable and prosperous place.

Each of these five strategic goals is defined through specific objectives and actions. Many of these objectives and actions relate to improving economic opportunity through better access to Metro contracting opportunities.

The Equity Strategy identifies five long-term strategic goals:

1. Metro convenes and supports regional partners to advance racial equity.
2. Metro meaningfully engages communities of color.
3. Metro hires, trains and promotes a racially diverse workforce.
4. Metro creates safe and welcoming services, programs and destinations.
5. Metro's resource allocation advances racial equity.

Learn more

oregonmetro.gov/dei

Metro's utilization reporting method

To improve the accuracy of diversity efforts, Metro's utilization reporting method removes work that cannot reasonably be performed by a COBID-certified firm from the utilization rate calculation. This method of reporting is common. The data used in this report does not include work contracted through the Zoo Bond program, which will compile a separate report.

- Metro excludes the following types of contracts and payments from the calculation:
- Services provided by another public agency that do not compete with the private sector
- Services for which there is a single or limited group of businesses, none of which are COBID-certified
- Services mandated by ORS to be provided by qualified rehabilitation facilities





Work with Metro

Common contracts include

- construction and maintenance
- architecture and engineering
- forestry and landscaping
- food service and supplies
- professional, technical and scientific services
- goods, manufacturing and supplies.

Contracting thresholds

Up to \$10,000 – competitive solicitation is not required. Utilization of minority, women-owned and **emerging small businesses** is **strongly encouraged**.

More than \$10,000 – solicitations are posted on ORPIN.

Become a vendor with Metro

- Maintain legal aspects of business to enter into contracts and contracts and transact business in the state of Oregon.
- Demonstrate compliance with Metro's Equal Employment and Nondiscrimination Clause, as outlined in our solicitation documents.

Getting started

- register with ORPIN
- get certified through COBID
- visit oregonmetro.gov/contracts for workshop and training opportunities
- attend Metro's annual small business open house event
- scan the Portland Tribune and various community newspapers for Metro bid opportunities
- network with small business associations such as Oregon Association of Minority Entrepreneurs (OAME), Business Diversity Institute (BDI) and others.

Get your quote, bid or proposal accepted

- submit quotes and bids to the Metro reception desk prior to the solicitation closing date and time. This requirement is strictly enforced
- be a responsive, responsible bidder or proposer
- make sure your bid and proposal documents are complete and contain all requirements and information including any forms requested in the solicitation document
- double-check your documents before submitting.

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Learn more

oregonmetro.gov/contracts

Hello, we're Metro.

Metro brings people together to shape the future of greater Portland and provides places, services and tools that work best at a regional scale. Led by an elected council, this unique government gives Oregonians a voice in their community.

Parks and nature

Metro protects clean water, restores fish and wildlife habitat, and connects people to nature across 17,000 acres of parks, trails and natural areas – and the Oregon Zoo.

Land and transportation

Metro plans for new homes, jobs, transportation options and access to local businesses and parks.

Garbage and recycling

Metro manages the garbage and recycling system and is a resource for information about safe disposal and ways to reduce waste.

Arts and events

Metro runs the Oregon Convention Center, Portland Expo Center and Portland's Centers for the Arts.

Metro Council President

Tom Hughes

Metro Councilors

Shirley Craddick, District 1; Betty Dominguez, District 2; Craig Dirksen, District 3; Kathryn Harrington, District 4; Sam Chase, District 5; Bob Stacey, District 6

Auditor

Brian Evans



oregonmetro.gov



Metro

Agenda Item No. 4.1

Consideration of October 18, 2018 Minutes

Consent Agenda

Metro Council Meeting
Thursday, October 25, 2018
Metro Regional Center, Council Chamber

Agenda Item No. 5.1

**Resolution No. 18-4940, For the Purpose of Amending Metro's
Contracting and Procurement Administrative Rules**

Resolutions

Metro Council Meeting
Thursday, October 25, 2018
Metro Regional Center, Council Chamber

BEFORE THE METRO LOCAL CONTRACT REVIEW BOARD

FOR THE PURPOSE OF AMENDING METRO'S) RESOLUTION NO. 18-4940
CONTRACTING AND PROCUREMENT)
ADMINISTRATIVE RULES) Introduced by Director of Finance and
) Regulatory Services Tim Collier in
) concurrence with Council President
) Tom Hughes

WHEREAS, the Metro Council is the Local Contract Review Board for Metro, and as such is authorized to adopt rules of procedure for public contracting; and

WHEREAS, on June 15, 2017 (Resolution 17-4814), the Metro Local Contract Review Board adopted (a) rules of procedure for public contracting (the "LCRB Contracting Rules"), (b) rules of procedure for screening and selecting persons to perform personal services for Metro (the "Personal Services Contracting Rules"), (c) and rules of procedure to advance equity in public contracting at Metro ("Equity in Contracting Rules");

WHEREAS, the Metro Local Contract Review Board has directed procurement staff to periodically review Metro's contracting administrative rules to both confirm ongoing compliance with state law and ensure that such rules reflect current and optimal business practices; and

WHEREAS, procurement staff has completed such a periodic review and now proposes revisions to Metro's contracting administrative rules; now therefore.

BE IT RESOLVED THAT THE METRO LOCAL CONTRACT REVIEW BOARD:

1. Adopts the revisions to its LCRB Contracting Rules, attached hereto as Exhibit A;
2. Adopts the revisions to the Personal Services Contracting Rules attached hereto as Exhibit B; and
3. Adopts the revisions to the Equity in Contracting Rules attached hereto as Exhibit C.

ADOPTED by the Metro Council this _____ day of October, 2018.

Tom Hughes, Council President

Approved as to Form:

Nathan Sykes, Acting Metro Attorney

**METRO
LOCAL CONTRACT REVIEW BOARD
ADMINISTRATIVE RULES**

Effective ~~June 15, 2017~~October 25, 2018

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**METRO
LOCAL CONTRACT REVIEW BOARD
ADMINISTRATIVE RULES**

Effective June 15, 2017

DIVISION 47

PUBLIC PROCUREMENTS FOR GOODS OR SERVICES

General Provisions

47-0000 Application

These Division 47 rules implement ORS Chapter 279B, Public Procurements and apply to the Procurement of Goods and Services. These Division 47 rules are not applicable to the procurement of Personal Services Contracts. Procurements of Personal Services are governed by Metro's Personal Services Contracting Rules. These Division 47 rules are also not applicable to procurements of Public Improvements, which are governed by ORS Chapter 279C and procured in accordance with the rules set forth in Division 49.

Stat. Auth.: ORS 279A.065
Stats. Implemented: ORS 279B.015

Source Selection

47-0250 Methods of Source Selection

- (1) Metro may award a Contract for Goods and Services using any method authorized by State Code or these Administrative Rules. Such different methods are called methods of "source selection." Source selection methods include Cooperative Procurements, competitive Bids, competitive Proposals and small, Intermediate, sole-source, Emergency and special procurements.
- (2) State law requires Metro to use the Services of Qualified Rehabilitation Facilities (QRF's) in certain instances. When required, Metro must use a QRF pursuant to ORS 279 before proceeding with a purchase through other methods of source selection.
- (3) The methods of contractor selection must conform to the procedures identified in these Administrative Rules. The Procurement Officer is authorized, but not required, to waive any nonconformity with the rules of contractor selection if the Procurement Officer determines that the defect was minor and likely would not have had an effect on the outcome of the selection process.

47-0255 Competitive Bidding

- (1) **Generally.** Metro may procure Goods or Services by competitive sealed Bids as set forth in ORS 279B.055 and these Administrative Rules. Metro may issue a request for information, a request for interest or other preliminary documents to obtain information useful in the preparation of an Invitation to Bid. An Invitation to Bid is used to initiate a Bidding Solicitation, awarded by low cost only, and must contain the information required by ORS 279B.055(2) and by section (2) of this Rule.

Metro shall provide public notice of the competitive Bid Solicitation as set forth below in Administrative Rule 47-0300.

(2) **Invitation to Bid.** In addition to the provisions required by ORS 279B.055(2), the Invitation to Bid must include the following:

(a) **General Information.**

A. Notice of any pre-Offer conference as follows:

(i) The time, date and location of any pre-Offer conference;

(ii) Whether attendance at the conference will be mandatory or voluntary; and

(iii) A provision that provides that statements made by Metro's representatives at the conference are not binding upon Metro unless confirmed by Written Addenda.

B. The form and instructions for submission of Bids and any other special information, e.g., whether Bids may be submitted by Electronic means (See Administrative Rule 47-0330 for required provisions of Electronic Bids);

C. The time, date and place of Opening;

D. The office where the Solicitation Document may be reviewed;

E. A statement that each Bidder must identify whether the Bidder is a "resident Bidder," as defined in ORS 279A.120(1);

F. Bidder's certification of nondiscrimination in obtaining required subcontractors in accordance with ORS 279A.110(4). (See Administrative Rule 46-0210(2)); and

G. How Metro will notify Bidders of Addenda and how Metro will make Addenda available (See Administrative Rule 47-0430).

(b) **Metro's Need to Purchase.** The character of the Goods or Services Metro is purchasing including, if applicable, a description of the acquisition, Specifications, delivery or performance schedule, inspection and acceptance requirements. As required by ORS 279B.055, Metro's description of its need to purchase must:

A. Identify the scope of the work to be performed under the resulting Contract, if Metro awards one;

B. Outline the anticipated duties of the Contractor under any resulting Contract;

C. Establish the expectations for the Contractor's performance of any resulting Contract;
and

D. Unless Metro for Good Cause (as defined below in Section (3) of this Rule) specifies otherwise, the scope of work must require the Contractor to meet the highest standards prevalent in the industry or business most closely involved in providing the Goods or Services that Metro is purchasing.

(c) **Bidding and Evaluation Process.**

- A. The anticipated Solicitation schedule, deadlines, protest process, and evaluation process;
- B. Metro shall set forth objective evaluation criteria in the Solicitation Document in accordance with the requirements of ORS 279B.055(6)(a). Evaluation criteria need not be precise predictors of actual future costs, but to the extent possible, the evaluation factors must be reasonable estimates of actual future costs based on information Metro has available concerning future use; and
- C. If Metro intends to award Contracts to more than one Bidder pursuant to Administrative Rule 47-0600(4)(c), Metro shall identify in the Solicitation Document the manner in which it will determine the number of Contracts it will award.
- (d) Applicable preferences pursuant to ORS 279B.055(6)(b).
- (e) Contractor's certification of compliance with the Oregon tax laws in accordance with ORS 305.385.
- (f) All contractual terms and conditions in the form of Contract provisions Metro determines are applicable to the Procurement. As required by State Code, the Contract terms and conditions must specify the consequences of the Contractor's failure to perform the scope of work or to meet the performance standards established by the resulting Contract. Those consequences may include, but are not limited to:
 - A. Metro's reduction or withholding of payment under the Contract;
 - B. Metro's right to require the Contractor to perform, at the Contractor's expense, any additional work necessary to perform the statement of work or to meet the performance standards established by the resulting Contract; and
 - C. Metro's rights, which Metro may assert individually or in combination, to declare a default of the resulting Contract, to terminate the resulting Contract, and to seek damages and other relief available under the resulting Contract or applicable law.
- (3) **Good Cause.** For the purposes of this Rule, "Good Cause" means a reasonable explanation for not requiring Contractor to meet the highest standards, and may include an explanation of circumstances that support a finding that the requirement would unreasonably limit competition or is not in the best interest of Metro. Metro shall document in the Procurement file the basis for the determination of Good Cause for specification otherwise. Metro will have Good Cause to specify otherwise under the following circumstances:
 - (a) The use or purpose to which the Goods or Services will be put does not justify a requirement that the Contractor meet the highest prevalent standards in performing the Contract;
 - (b) Imposing express technical, standard, dimensional or mathematical specifications will better ensure that the Goods or Services will be compatible with or will operate efficiently or effectively with components, equipment, parts, Services or information technology including hardware, Services or software with which the Goods or Services will be used, integrated, or coordinated;
 - (c) The circumstances of the industry or business that provides the Goods or Services are sufficiently volatile in terms of innovation or evolution of products, performance techniques, scientific developments, that a reliable highest prevalent standard does not exist or has not been developed; and

(d) Any other circumstances in which Metro's interest in achieving economy, efficiency, compatibility or availability in the Procurement of the Goods or Services reasonably outweighs Metro's practical need for the highest prevalent standard in the applicable or closest industry or business that supplies the Goods or Services to be delivered under the resulting Contract.

Stat. Auth.: ORS 279A.065, OL 2009, ch. 880, sec. 5
Stats. Implemented: ORS 279B.055

47-0257 Multistep Competitive Bidding

(1) **Generally.** Metro may procure Goods or Services by using multistep competitive Bidding under ORS 279B.055(12).

(2) **Phased Process.** Multistep competitive Bidding is a phased Procurement process that seeks information or unpriced submittals in the first phase combined with regular competitive Bidding, inviting Bidders who submitted technically eligible submittals in the first phase to submit competitive sealed Bids in the second phase. The Contract must be awarded to the lowest Responsible Bidder.

(3) **Public Notice.** When Metro uses multistep competitive Bidding, Metro shall give public notice for the first phase in accordance with Administrative Rule 47-0300. Public notice is not required for the second phase. However, Metro shall give Notice of the second phase to all Bidders, inform Bidders of the right to protest Addenda issued after the initial Closing under Administrative Rule 47-0430, and inform Bidders excluded from the second phase of the right, if any, to protest their exclusion under Administrative Rule 47-0720.

(4) **Procedures Generally.** In addition to the procedures set forth in Administrative Rule 47-0300 through 47-0490, Metro shall employ the procedures set forth in this Rule for multistep competitive Bidding and in the Invitation to Bid.

(5) Procedure for Phase One of Multistep Competitive Bidding.

(a) **Form.** Metro shall initiate multistep Bidding by issuing an Invitation to Bid in the form and manner required for competitive sealed Bids except as provided in this Rule. In addition to the requirements set forth Administrative Rule 47-0255(2), the multistep Invitation to Bid must state:

A. That the Solicitation is a multistep competitive Bid Procurement and describe the process Metro will use to conduct the Procurement;

B. That Metro requests unpriced submittals and that Metro will consider price Bids only in the second phase and only from those Bidders whose unpriced submittals are found eligible in the first phase;

C. Whether Bidders must submit price Bids at the same time as unpriced submittals and, if so, that Bidders must submit the price Bids in a separate sealed envelope;

D. The criteria to be used in the evaluation of unpriced submittals.

(b) **Evaluation.** Metro shall evaluate unpriced submittals in accordance with the criteria set forth in the Invitation to Bid.

(6) Procedure for Phase Two of Multistep competitive Bidding.

(a) After the completion of phase one, if Metro does not cancel the Solicitation, Metro shall invite each eligible Bidder to submit a price Bid.

(b) Metro shall conduct phase two as any other competitive sealed Bid Procurement except:

A. As specifically set forth in this Rule or the Invitation to Bid; and

B. No public notice need be given of the invitation to submit price Bids because such notice was previously given.

Stat. Auth.: ORS 279A.065

Stats. Implemented: ORS 279B.055

47-0260 Competitive Proposals

(1) **Generally.** Metro may procure Goods or Services by competitive Proposals as set forth in ORS 279B.060. Metro shall use a Request for Proposals to initiate a competitive Proposal Solicitation. The Request for Proposals must contain the information required by ORS 279B.060(2) and by section (2) of this Administrative Rule. Metro shall provide public notice of the Request for Proposals as set forth in Administrative Rule 47-0300.

(2) **Request for Proposals.** In addition to the provisions required by ORS 279B.060(2), the Request for Proposals must include the following:

(a) **General Information.**

A. Notice of any pre-Offer conference as follows:

(i) The time, date and location of any pre-Offer conference;

(ii) Whether attendance at the conference will be mandatory or voluntary; and

(iii) A provision that provides that statements made by Metro's representatives at the conference are not binding on Metro unless confirmed by Written Addenda.

B. The form and instructions for submission of Proposals and any other special information, e.g., whether Proposals may be submitted by Electronic means. (See Administrative Rule 47-0330 for required provisions of Electronic Proposals);

C. The office where the Solicitation Document may be reviewed;

D. Proposer's certification of nondiscrimination in obtaining required subcontractors in accordance with ORS 279A.110(4). (See Administrative Rule 46-0210(2)); and

E. How Metro will notify Proposers of Addenda and how Metro will make Addenda available. (See Administrative Rule 47-0430).

(b) **Metro's Need to Purchase.** The character of the Goods or Services Metro is purchasing including, if applicable, a description of the acquisition, Specifications, delivery or performance schedule, inspection and acceptance requirements. As required by ORS 279B.060(2)(c), Metro's description of its need to purchase must:

A. Identify the scope of the work to be performed under the resulting Contract, if Metro awards one;

B. Outline the anticipated duties of the Contractor under any resulting Contract;

C. Establish the expectations for the Contractor's performance of any resulting Contract;
and

D. Unless the Contractor under any resulting Contract will provide architectural, engineering, photogrammetric mapping, transportation planning, or land surveying services, or related

services that are subject to ORS 279C.100 to 279C.125, or Metro for Good Cause specifies otherwise, the scope of work must require the Contractor to meet the highest standards prevalent in the industry or business most closely involved in providing the Goods or Services that Metro is purchasing.

(c) Proposal and Evaluation Process.

- A. The anticipated Solicitation schedule, deadlines, protest process, and evaluation process;
- B. Metro shall set forth selection criteria in the Solicitation Document in accordance with the requirements of ORS 279B.060(3)(e). Evaluation criteria need not be precise predictors of actual future costs and performance, but to the extent possible, the criteria will:
 - (i) Afford Metro the ability to compare the Proposals and Proposers, applying the same standards of comparison to all Proposers;
 - (ii) Rationally reflect Proposers' abilities to perform the resulting Contract in compliance with the Contract's requirements; and
 - (iii) Permit Metro to determine the relative pricing offered by the Proposers, and to reasonably estimate the costs to Metro of entering into a Contract based on each Proposal, considering information available to Metro and subject to the understanding that the actual Contract costs may vary as a result of the statement of work ultimately negotiated or the quantity of Goods or Services for which Metro contracts.
- C. If Metro's Solicitation process calls for Metro to establish a Competitive Range, Metro shall generally describe, in the Solicitation Document, the criteria or parameters Metro will apply to determine the Competitive Range. Metro, however, subsequently may determine or adjust the number of Proposers in the Competitive Range in accordance with Administrative Rule 47-0261(6).
- (d) Applicable Preferences, including those described in ORS 279A.120, 279A.125(2) and 282.210.
- (e) The Proposers' certification of compliance with the Oregon tax laws in accordance with ORS 305.385.
- (f) All contractual terms and conditions Metro determines are applicable to the Procurement. Metro's determination of contractual terms and conditions that are applicable to the Procurement may take into consideration, as authorized by ORS 279B.060(3), those contractual terms and conditions Metro will not include in the Request for Proposals because Metro either will reserve them for negotiation, or will request Proposers to offer or suggest those terms or conditions. (See Administrative Rule 47-0260(3)).
- (g) As required by ORS 279B.060(2)(h), the Contract terms and conditions must specify the consequences of the Contractor's failure to perform the scope of work or to meet the performance standards established by the resulting Contract. Those consequences may include, but are not limited to:
 - A. Metro's reduction or withholding of payment under the Contract;
 - B. Metro's right to require the Contractor to perform, at the Contractor's expense, any additional work necessary to perform the scope of work or to meet the performance standards established by the resulting Contract; and
 - C. Metro's rights, which Metro may assert individually or in combination, to declare a default of the resulting Contract, to terminate the resulting Contract, and to seek damages and other relief available under the resulting Contract or applicable law.

(3) **Applicable Terms.** Metro may include the applicable contractual terms and conditions in the form of Contract provisions, or legal concepts to be included in the resulting Contract. Further, Metro may specify that it will include or use Proposer's terms and conditions that have been pre-negotiated under Administrative Rule 47-0550(3), but Metro may only include or use a Proposer's pre-negotiated terms and conditions in the resulting Contract to the extent those terms and conditions do not materially conflict with the applicable contractual terms and conditions. Metro may not agree to any Proposer's terms and conditions that were expressly rejected in a Solicitation protest under Administrative Rule 47-0420.

(4) **For multiple award Contracts.** Metro may enter into Contracts with different terms and conditions with each Contractor to the extent those terms and conditions do not materially conflict with the applicable contractual terms and conditions. Metro may not agree to any Proposer's terms and conditions that were expressly rejected in a Solicitation protest under Administrative Rule 47-0420.

(5) **Good Cause.** For the purposes of this Rule, "Good Cause" means a reasonable explanation for not requiring Contractor to meet the highest standards prevalent in the industry or business most closely involved in providing the Goods or Services under the Contract, and may include an explanation of circumstances that support a finding that the requirement would unreasonably limit competition or is not in the best interest of Metro. Metro shall document in the Procurement file the basis for the determination of Good Cause for specifying otherwise. Metro will have Good Cause to specify otherwise when Metro determines:

(a) The use or purpose to which the Goods or Services will be put does not justify a requirement that the Contractor meet the highest prevalent standards in performing the Contract;

(b) Imposing express technical, standard, dimensional or mathematical specifications will better ensure that the Goods or Services will be compatible with, or will operate efficiently or effectively with, associated information technology, hardware, software, components, equipment, parts, or on-going Services with which the Goods or Services will be used, integrated, or coordinated;

(c) The circumstances of the industry or business that provides the Goods or Services are sufficiently volatile in terms of innovation or evolution of products, performance techniques, or scientific developments, that a reliable highest prevalent standard does not exist or has not been developed;

(d) That other circumstances exist in which Metro's interest in achieving economy, efficiency, compatibility or availability in the Procurement of the Goods or Services reasonably outweighs Metro's practical need for the highest standard prevalent in the applicable or closest industry or business that supplies the Goods or Services to be delivered under the resulting Contract.

Stat. Auth.: ORS 279A.065

Stats. Implemented: ORS 279B.060, OL 2015, ch 325 (HB 2716)

47-0261 Multi-tiered and Multistep Proposals

(1) **Generally.** Metro may use one or more, or any combination, of the methods of contractor selection set forth in ORS 279B.060(7), 279B.060(8) and these Administrative Rules to procure Goods or Services. In addition to the procedures set forth in Administrative Rules 47-0300 through 47-0490 for methods of contractor selection, Metro may provide for a multi-tiered or multistep selection process that permits award to the highest ranked Proposer at any tier or step, calls for the establishment of a Competitive Range, or permits either serial or competitive simultaneous discussions or negotiations with one or more Proposers.

(2) Multi-tiered and multistep competitions may use any combination or series of Proposals, discussions, negotiations, demonstrations, offers, or other means of soliciting information from Proposers that bear on the selection of a Contractor or Contractors. In multi-tiered and multistep competitions, Metro may use these means of soliciting information from prospective Proposers and Proposers in any sequence or order, as determined in the discretion of Metro, including, but not limited to, processes that embrace:

(a) The evaluation of Proposals only, including the evaluation of serial Proposals (a series of more than one Proposal from each Proposer that remains eligible in the competition at the particular tier of the competition);

(b) The use of Proposals in connection with discussions with Proposers that lead to best and final Offers;

(c) The use of Proposals in connection with serial negotiations with Proposers that lead to best and final Offers or to the award of a Contract;

(d) The use of Proposals in connection with competitive negotiations with Proposers that lead to best and final Offers or to the award of a Contracts; and

(e) The use of Proposals in multi-tiered competition designed to identify, at each stage of the competition, a class of Proposers that fall within a Competitive Range of Proposers that have a reasonable chance of being determined the most Advantageous Proposer or, in multiple-award situations, a reasonable chance of being determined an awardee of a Public Contract.

(3) When Metro's Request for Proposals prescribes a multi-tiered or multistep contractor selection process, Metro nevertheless may, at the completion of any stage in the competition and on determining the most Advantageous Proposer (or, in multiple-award situations, on determining the awardees of the Public Contracts), award a Contract (or Contracts) and conclude the Procurement without proceeding to subsequent stages. Metro also may, at any time, cancel the Procurement when the cancellation or rejection is in the best interest of Metro in accordance with ORS 279B.100.

(4) **Exclusion Protest.** Metro may provide, before the notice of intent to award, an opportunity for a Proposer to protest exclusion from the Competitive Range or from subsequent phases of multi-tiered or multistep competitive Proposals as set forth in Administrative Rule 47-0720.

(5) **Award Protest.** Metro shall provide an opportunity to protest its intent to award a Contract pursuant to ORS 279B.410 and Administrative Rule 47-0740. An Affected Offeror may protest, for any of the bases set forth in Administrative Rule 47-0720(2), its exclusion from the Competitive Range or from any phase of a multi-tiered or multistep competitive Proposal process, or may protest an Addenda issued following initial Closing, if Metro did not previously provide Proposers the opportunity to protest the exclusion or Addenda. The failure to protest will be considered the Proposer's failure to pursue an administrative remedy made available to the Proposer by Metro.

(6) **Competitive Range.** When Metro's Solicitation process conducted under ORS 279B.060(8) calls for Metro to establish a Competitive Range at any stage in the Procurement process, Metro may do so as follows:

(a) **Determining Competitive Range.**

A. Metro may establish a Competitive Range after evaluating all Responsive Proposals in accordance with the evaluation criteria in the Request for Proposals. After evaluation of all Proposals in accordance with the criteria in the Request for Proposals, Metro may determine and rank the Proposers in the Competitive Range. Notwithstanding the foregoing, however, in instances in which Metro

determines that a single Proposer has a reasonable chance of being determined the most Advantageous Proposer, Metro need not determine or rank Proposers in the Competitive Range. In addition, notwithstanding the foregoing, Metro may establish a Competitive Range of all Proposers to enter into discussions to correct deficiencies in Proposals.

B. Metro may establish the number of Proposers in the Competitive Range in light of whether Metro's evaluation of Proposals identifies a number of Proposers who have a reasonable chance of being determined the most Advantageous Proposer, or whether the evaluation establishes a natural break in the scores of Proposers that indicates that a particular number of Proposers are closely competitive or have a reasonable chance of being determined the most Advantageous Proposer.

(b) **Protesting Competitive Range.** Metro must provide Written notice to all Proposers identifying Proposers in the Competitive Range. Metro may provide an opportunity for Proposers excluded from the Competitive Range to protest Metro's evaluation and determination of the Competitive Range in accordance with Administrative Rule 47-0720.

(7) **Discussions.** Metro may initiate oral or Written discussions with all "eligible Proposers" on subject matter within the general scope of the Request for Proposals. In conducting discussions, Metro:

(a) Shall treat all eligible Proposers fairly and may not favor any eligible Proposer over another;

(b) May disclose other eligible Proposers' Proposals or discussions only in accordance with ORS 279B.060(8)(b) or (c);

(c) May adjust the evaluation of a Proposal as a result of discussions. The conditions, terms, or price of the Proposal may be changed during the course of the discussions provided the changes are within the scope of the Request for Proposals.

(d) At any time during the time allowed for discussions, Metro may:

A. Continue discussions with a particular eligible Proposer;

B. Terminate discussions with a particular eligible Proposer and continue discussions with other eligible Proposers; or

C. Conclude discussions with all remaining eligible Proposers and provide, to the then-eligible Proposers, notice requesting best and final Offers.

(8) **Negotiations.** Metro may commence serial negotiations with the highest-ranked eligible Proposer or commence simultaneous negotiations with all eligible Proposers. Metro may negotiate:

(a) The statement of work;

(b) The Contract Price as it is affected by negotiating the statement of work and other terms and conditions authorized for negotiation in the Request for Proposals or Addenda thereto; and

(c) Any other terms and conditions reasonably related to those authorized for negotiation in the Request for Proposals or Addenda thereto. Proposers may not submit for negotiation, and Metro may not accept, alternative terms and conditions that are not reasonably related to those authorized for negotiation in the Request for Proposals or any Addenda.

(9) **Terminating Negotiations.** At any time during discussions or negotiations Metro conducts under this Rule, Metro may terminate discussions or negotiations with the highest-ranked Proposer, or the eligible Proposer with whom it is currently discussing or negotiating, if Metro reasonably believes that:

(a) The eligible Proposer is not discussing or negotiating in good faith; or

(b) Further discussions or negotiations with the eligible Proposer will not result in the parties agreeing to the terms and conditions of a Contract in a timely manner.

(c) **Continuing Serial Negotiations.** If Metro is conducting serial negotiations and Metro terminates negotiations with an eligible Proposer, Metro may then commence negotiations with the next highest scoring eligible Proposer, and continue the sequential process until Metro has either:

A. Determined to award the Contract to the eligible Proposer with whom it is currently discussing or negotiating; or

B. Decided to cancel the Procurement under ORS 279B.100.

(d) **Competitive Simultaneous Negotiations.** If Metro chooses to conduct competitive negotiations, Metro may negotiate simultaneously with competing eligible Proposers. Metro:

A. Shall treat all eligible Proposers fairly and may not favor any eligible Proposer over another; and

B. May disclose other eligible Proposers' Proposals or the substance of negotiations with other eligible Proposers only if Metro notifies all of the eligible Proposers with whom Metro will engage in negotiations of Metro's intent to disclose before engaging in negotiations with any eligible Proposer.

(e) Any oral modification of a Proposal resulting from negotiations must be reduced to Writing.

(10) **Best and Final Offers.** If Metro requires best and final Offers, Metro must establish a common date and time by which eligible Proposers must submit best and final Offers. If Metro is dissatisfied with the best and final Offers, Metro may make a determination that it is in Metro's best interest to conduct additional discussions, negotiations or change Metro's requirements and require another submission of best and final Offers. Metro must inform all eligible Proposers that if they do not submit notice of withdrawal or another best and final Offer, their immediately previous Offers will be considered their best and final Offers. Metro shall evaluate Offers as modified by the best and final Offers. Metro shall conduct the evaluations as described in Administrative Rule 47-0600. Metro may not modify evaluation factors or their relative importance after the date and time that best and final Offers are due.

(11) **Multistep Competitive Proposals.** Metro may procure Goods or Services by using multistep competitive Proposals under ORS 279B.060(8)(b)(g). Multistep competitive Proposals is a phased Procurement process that seeks necessary information or unpriced technical Proposals in the first phase and, in the second phase, invites Proposers who submitted technically qualified Proposals to submit competitive price Proposals on the technical Proposals. Metro must award the Contract to the Responsible Proposer submitting the most Advantageous Proposal in accordance with the terms of the Solicitation Document applicable to the second phase.

(a) **Public Notice.** When Metro uses multistep competitive Proposals, Metro shall give public notice for the first phase in accordance with Administrative Rule 47-0300. Public notice is not required for the second phase. However, Metro shall give notice of the subsequent phases to all Proposers and inform any Proposers excluded from the second phase of the right, if any, to protest exclusion under Administrative Rule 47-0720.

(b) **Procedure for Phase One of Multistep competitive Proposals.** Metro may initiate a multistep competitive Proposals Procurement by issuing a Request for Proposals in the form and manner required for competitive Proposals except as provided in this Rule. In addition to the requirements required for competitive Proposals, the multistep Request for Proposals must state:

- A. That unpriced technical Proposals are requested;
 - B. That the Solicitation is a multistep competitive Proposal Procurement and that, in the second phase, priced Proposals will be accepted only from those Proposers whose unpriced technical Proposals are found qualified in the first phase;
 - C. The criteria for the evaluation of unpriced technical Proposals; and
 - D. That the Goods or Services being procured must be furnished generally in accordance with the Proposer's technical Proposal as found to be finally qualified and must meet the requirements of the Request for Proposals.
- (c) **Addenda to the Request for Proposals.** After receipt of unpriced technical Proposals, Addenda to the Request for Proposals must be distributed only to Proposers who submitted unpriced technical Proposals.
- (d) **Receipt and Handling of Unpriced Technical Proposals.** Unpriced technical Proposals need not be opened publicly.
- (e) **Evaluation of Unpriced Technical Proposals.** Unpriced technical Proposals will be evaluated solely in accordance with the criteria set forth in the Request for Proposals.
- (f) **Discussion of Unpriced Technical Proposals.** Metro may seek clarification of a technical Proposal of any Proposer who submits a qualified, or potentially qualified technical Proposal. During the course of such discussions, Metro may not disclose any information derived from one unpriced technical Proposal to any other Proposer.
- (g) **Methods of Contractor Selection for Phase One.** In conducting phase one, Metro may employ any combination of the methods of contractor selection that call for the establishment of a Competitive Range or include discussions, negotiations, or best and final Offers as set forth in this Rule.
- (h) **Procedure for Subsequent Phases.** On the completion of phase one, Metro shall invite each qualified Proposer to submit price Proposals. Metro shall conduct phase two as any other competitive Proposal Procurement except as set forth in this Rule.
- (i) No public notice need be given of the request to submit price Proposals because such notice was previously given.

Stat. Auth.: ORS 279A.065
Stats. Implemented: ORS 279B.060

47-0265 Small Procurements

- (1) **Generally.** For Procurements of Goods or Services less than or equal to \$10,000, Metro may award a Contract as a Small Procurement pursuant to ORS 279B.065 and in accordance with this Administrative Rule. State Code prohibits a Procurement from being artificially divided or fragmented so as to constitute a Small Procurement under this section.
- (2) **Methods Available.** Metro may choose any method of selecting such Contractors, including, but not limited to, offering and directly awarding the Contract to only one firm or conducting a competition for the Contract. However, if the Goods or Services are available from a QRF, they must be purchased as provided under Oregon law.

(3) **Amendments.** Metro may amend a Contract awarded as a Small Procurement in accordance with Administrative Rule 47-0800, but the cumulative amendments may not increase the total Contract Price to a sum that exceeds the higher dollar amount of \$10,000 or one hundred twenty-five percent (125%) of the original Contract Price, whichever is greater. Any amendment that causes Contract to exceed the foregoing limits will be treated as an Unauthorized Purchase and shall be subject to the requirements of Rule 46-0200.

Stat. Auth.: ORS 279A.065 & ORS 279B.065
Stats. Implemented: ORS 279B.065

47-0270 Intermediate Procurements

(1) **Generally; Price Quotes or Intermediate Proposals.** For Procurements of Goods or Services greater than \$10,000 and less than or equal to \$150,000, pursuant to ORS 279B.070 Metro may award a Contract as an Intermediate Procurement after seeking three Written Intermediate Proposals or Price Quotes. Notwithstanding the foregoing, if the Goods or Services are available from a QRF, they must be purchased as provided under Oregon law.

(a) State Code prohibits a Procurement from being artificially divided or fragmented so as to constitute a Intermediate Procurement under this section.

(b) The Intermediate Request for Proposal and the Request for Quotes are both Written solicitation processes. If three Written Price Quotes or Intermediate Proposals are not reasonably available or Metro concluded that a Written Intermediate solicitation process will not result in a robust, competitive procurement, Metro may proceed with an oral procurement method. Metro shall keep records of the sources of the Quotes or Intermediate Proposals received.

(c) Metro uses ORPIN as a primary tool for contacting potential Contractors. In the event a potential contractor is not registered on ORPIN, Metro may email or otherwise directly distribute the Solicitation document to such potential contractor.

(2) **Negotiations.** Metro may negotiate with a prospective Contractor who offers to provide Goods or Services in response to an Intermediate Procurement to clarify its Price Quote or Intermediate Proposal or to effect modifications that will make the Offer more Advantageous to Metro.

(3) **Award.** If a Contract is to be awarded, Metro shall award the Contract to the responsive, Responsible Offeror who provides the lowest Price Quote, or if criteria other than price are to be considered, whose Intermediate Proposal is the highest scoring. Metro may consider other criteria, in addition to price, in making the award: experience, expertise, product functionality, suitability for a particular purpose, equity, sustainability, and Contractor Responsibility under ORS 279B.110. For Intermediate Request for Proposals, Metro may choose to establish an evaluation committee with various experts from within and outside Metro. For Intermediate Proposals under \$50,000 there is no required minimum number of evaluators on the panel. Intermediate Proposals over \$50,000 shall be evaluated by at least 3 evaluators. [The Procurement Officer must approve in advance the composition of any evaluation committee that does not comply with the above requirements.](#)

(4) **Amendments.** Metro may amend a Contract awarded as an Intermediate Procurement in accordance with Administrative Rule 47-0800, but the cumulative amendments may not increase the total Contract Price to a sum that exceeds the higher dollar amount of \$150,000 or one hundred twenty-five percent (125%) of the original Contract Price, whichever is greater. Any amendment that causes Contract to exceed the foregoing limits will be treated as an Unauthorized Purchase and shall be subject to the requirements of Rule 46-0200.

(5) **BOLI Applicability.** For Intermediate Contracts for minor alterations, ordinary repair or maintenance necessary to preserve a public improvement, where applicable Metro shall comply with the prevailing wage provisions of ORS 279C.800 to 279C.870. For Intermediate Contracts that involve Public Works, as defined in ORS 279C.800, Metro shall provide notification of award to BOLI as required by ORS 279C.835.

Stat. Auth.: ORS 279A.065 & ORS 279B.070
Stats. Implemented: ORS 279B.070

47-0275 Sole-Source Procurements

(1) **Generally.** In accordance with ORS 279B.075, Metro may award a Contract without competition as a sole-source Procurement when it is determined that the Goods or Services, or class of Goods or Services, are available from only one source. Such determination must be made by the Procurement Officer for Procurements under \$150,000. For all other Procurements the determination must be made by the Metro Local Contract Review Board. The determination must be made based on Written findings that include, where applicable, findings:

- (a) Based on a brief description of the Contract or Contracts to be covered including volume of contemplated future purchases;
- (b) Based on a description of the Goods or Services to be purchased; That current market research supports the determination that the Goods or Services are available from only one seller or source;
- (c) That the efficient utilization of existing Goods or Services requires the acquisition of compatible Goods or Services;
- (d) That the Goods or Services required for the exchange of software or data with other public or private agencies are available from only one source;
- (e) That the required product is data processing equipment which will be used for research where there are requirements for exchange of software and data with other research establishments;
- (f) That the Goods or Services are for use in a pilot or an experimental project; or
- (g) Other findings that support the conclusion that the Goods or Services are available from only one source.

(2) **Public Notice.** For sole-source Contracts in excess of \$50,000, Metro shall give public notice of its determination that the Goods or Services or class of Goods or Services are available from only one source. Such notice must be published in a manner similar to public notice of competitive Bids under ORS 279B.055(4) and Administrative Rule 47-0300. The public notice must describe the Goods or Services to be acquired by a sole-source Procurement, identify the prospective Contractor and include the date, time and place that protests are due. Metro shall give Affected Persons at least seven (7) Days from the date of the notice of the determination that the Goods or Services are available from only one source to protest the sole source determination.

(3) **Protest.** An Affected Person may protest Metro's determination that the Goods or Services or class of Goods or Services are available from only one source in accordance with Administrative Rule 47-0710.

Stat. Auth.: ORS 279A.065 & ORS 279B.075
Stats. Implemented: ORS 279B.075

47-0280 Emergency Procurements

- (1) Metro may award a Contract as an Emergency Procurement without the use of competitive Bidding or competitive Proposals when the requirements of ORS 279B.080 and this Administrative Rule are met.
- (2) Metro shall document the nature of the Emergency and describe the method used for the selection of the particular Contractor. Metro shall encourage competition for Emergency Procurements to the extent reasonable under the circumstances.
- (3) The authority to declare an Emergency and authorize an Emergency Procurement is as follows:
 - (a) The Procurement Officer or designee may declare the existence of an Emergency and authorize Metro or any of its departments to enter into an Emergency Procurement Contract under \$150,000.
 - (b) The director of a department may declare the existence of an Emergency and authorize that department to enter into an Emergency Procurement Contract under \$150,000 only if the Procurement Officer or person to whom the powers of the Procurement Officer have been delegated, is not available when the Procurement needs to be made.
 - (c) The Chief Operating Officer may declare the existence of an Emergency and authorize Emergency Procurement Contracts that exceed \$150,000.
- (4) All documentation of Emergency Procurements must be sent to the Procurement Officer for record keeping purposes.
- (5) After the award of an Emergency Procurement Contract, Metro shall execute a Written Contract with the Contractor as soon as possible, and in no event later than sixty (60) Days after the award.
- (6) All Emergency Procurement Contracts, whether or not Signed by the Contractor, will be deemed to contain a termination for convenience clause permitting Metro to immediately terminate the Contract at its discretion and, unless the Contract was void, Metro shall pay the Contractor only for work performed prior to the date of termination plus the Contractor's unavoidable costs incurred as a result of the termination. In no event will Metro pay for anticipated lost profits or consequential damages as a result of the termination.
- (7) In accordance with ORS 279B.080(2), for an Emergency Procurement of construction services that are not Public Improvements, Metro shall ensure competition for a Contract for the Emergency work that is reasonable and appropriate under the Emergency circumstances. In conducting the Procurement, Metro shall set a Solicitation time period that Metro determines to be reasonable under the Emergency circumstances and may issue Written or oral requests for Offers or make direct appointments without competition in case of extreme necessity.

Stat. Auth.: ORS 279A.065
Stats. Implemented: ORS 279B.080

47-0285 Special Procurements

- (1) **Generally.** Metro may award a Contract as a Special Procurement pursuant to the requirements of this Administrative Rule and ORS 279B.085. Special Procurements allow Metro to enter into a series of Contracts over time pursuant to the authorization provided in regard to the Special Procurement and without necessarily following the requirements for Intermediate Procurement or formal competitive Bids or Proposals.

(2) As used in this Rule and Rules 47-0288, 47-0700 and 47-0730:

(a) “Special Procurement” means, unless the context requires otherwise, a Class Special Procurement, a Contract-Specific Special Procurement or both. A Special Procurement allows Metro to custom-design any contracting approach it determines will meet its procurement needs.

(b) “Class Special Procurement” means a contracting procedure that differs from the procedures described in these 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.

(c) “Contract-Specific Special Procurement” means a contracting procedure that differs from the procedures described in these rules and is for the purpose of entering into a single Contract or a number of related Contracts for the acquisition of specified Goods or Services on a one-time basis or for a single project.

(3) The Local Contract Review Board may approve a Special Procurement if it finds that the use of a Special Procurement complies with the requirements set forth in ORS 279B.085(4).

(4) **Public Notice.** Metro shall give public notice of the Local Contract Review Board's approval of a Special Procurement in the same manner as public notice of competitive Bids under ORS 279B.055(4) and Administrative Rule 47-0300. The public notice must describe the Goods or Services or class of Goods or Services to be acquired through the Special Procurement. Metro shall give Affected Persons at least seven (7) Days from the date of the notice of approval of the Special Procurement to protest the Special Procurement. When a Class Special Procurement has been approved, additional future procurements that fall within the class may be awarded according to the terms of the original Special Procurement, without a new request for, notice of, and approval of the Special Procurement.

(5) **Protest.** An Affected Person may protest the request for approval of a Special Procurement in accordance with ORS 279B.400 and Administrative Rule 47-0700.

Stat. Auth.: ORS 279A.065

Stats. Implemented: ORS 279B.085

47-0288 Special Procurements Authorized by Rule

The Local Contract Review Board declares the following as Class Special Procurements:

(1) **Manufacturer Direct Supplies.** Metro may purchase Goods directly from a manufacturer if the cost from the manufacturer is the same or less than the cost the manufacturer charges to its distributor(s).

(2) **Advertisements.** Metro may directly purchase media advertising, including print (e.g. newspaper), broadcast (e.g. television, radio), display (e.g. billboard), internet (e.g. web based publications) and other electronic media formats.

(3) **Intellectual Property (Periodicals, Books, Proprietary Software Licenses, Art, and Other Products of the Creative Process).** Metro may directly purchase intellectual property (including, but not be limited to, periodicals, books, proprietary software licenses, reference materials, audio and visual media, and other products of the creative process) when the product is protected under intellectual property law (e.g. copyright, patent). If there is more than one source of the intellectual property, and the product is not being purchased directly from the creator or other original source, every attempt should be made to establish a competitive selection process to achieve the greatest economy.

(4) **Financial Products.** Metro may directly purchase financial products such as bond insurance, surety bonds for Metro bond reserves and liquidity facilities such as letters of lines of credit. Metro may pay

fees associated with such transactions, including, but not limited to, registrar, paying agent, and escrow agent fees and fees associated with outstanding debt issues.

(5) **Employee Benefits Contracts.** Metro may purchase employee benefit insurance, and other taxable employee benefits, without a competitive Solicitation process, regardless of dollar amount.

(6) **Insurance Contracts.** Contracts for insurance may be awarded directly to an insurer after Metro obtains Proposals from an insurance consultant. The insurance consultant will be selected in accordance with the applicable procedures set forth in the Personal Services Contracting Rules. Among the services to be provided by the consultant is the securing of competitive Proposals from insurance carriers for all coverages for which the insurance consultant is given responsibility and advice to Metro about the costs and benefits of the various Proposals. Metro may then negotiate or enter into the insurance Contract that appears most Advantageous to Metro without advertisement or issuance of its own Request for Proposals.

(7) **Used Personal Property or Equipment.** Metro may directly purchase used personal property and equipment. Used property and used equipment is property or equipment that has been placed in use by a previous owner or user for a period of time, and which is recognized in the relevant trade or industry, if there is one, as qualifying the personal property or equipment as "used".

(8) **Hazardous Material Removal and Oil Clean-up.** Metro may enter into a Public Contract without competitive Solicitation when ordered to clean up oil or other hazardous waste pursuant to the authority granted the Oregon Department of Environmental Quality under ORS Chapter 466, and such DEQ order necessitates the prompt establishment and performance of the Contract in order to comply with the statutes regarding spill or release of oil or hazardous materials. Metro shall not contract pursuant to this section in the absence of an order from DEQ to clean up a site with a time limitation that would not permit hiring a Contractor under the usual, required Procurement processes.

(9) **Rating Agency Contracts.** Metro may purchase the services of Moody's Investors Service, Standard and Poor's, or similar rating agencies without competitive Solicitation.

(10) **Information Technology (Software and Hardware Maintenance, Licenses, Subscriptions and Upgrades).** Metro may directly enter into a Contract or renew existing Contracts for information technology (including hardware or software maintenance, licenses, subscriptions, and upgrades) where the maintenance, upgrades, subscriptions and licenses are either available from only one source or, if available from more than one source, are obtained from Metro's current provider in order to utilize the pre-existing knowledge of the provider regarding the specifics of Metro's information technology system. Metro shall document in the Procurement file the facts that justify either that maintenance, license(s), subscriptions and upgrades were available from only one source or, if from more than one source, that obtaining such Goods and Services from the current vendor is most Advantageous to Metro.

(11) **Equipment Maintenance, Repair and Overhaul.** Metro may directly award a Contract for equipment maintenance, repair and/or overhaul if:

(a) Service and/or parts required are unknown, and the cost cannot be determined without extensive preliminary dismantling or testing;

(b) Service and/or parts required are for sophisticated equipment for which specially trained personnel are required and such personnel are available from only one source; or

(c) Services and/or parts must be acquired from the provider of the equipment and/or software being maintained in order to be compatible, preserve warranties, provide the best possible service, or

conform to other similar agreements being provided by the same provider for maximizing economy and/or servicing functions.

(12) **Price-regulated Goods and Services, utilities and utility related services.** Metro may directly purchase, without a competitive Solicitation process, goods, services, repair, equipment and/or maintenance work, where the rate or price for such Goods and Services is established by federal, state, or local regulatory authority or when the Services can be provided only by a specific utility.

(13) **Goods, Services or Equipment Required by a Federal or State Grant Agreement.** Metro may directly purchase, without a competitive Solicitation process, Goods, Services or equipment when they are required in the federal or state grant agreement to be purchased from a specific source or when a specific brand name is required and no competition is otherwise available.

(14) **Membership Dues.** Metro may directly purchase, without a competitive Solicitation process, dues or memberships in professional or community organizations for the benefit of Metro.

(15) **Services Related to Legal Advice.** Metro may directly enter into a Contract, without a competitive Solicitation process, Services related to the provision of legal advice to Metro.

(16) **Seminar, Training Registration and Conference Fees.** Metro may directly purchase, without a competitive Solicitation process, seminar registrations and training session fees for attendance at seminars, conferences and training courses hosted by outside entities.

(17) **Event Sponsorship Agreements.** Metro may directly pay to sponsor an event, whether or not Metro receives Goods or Services in return for its payment.

(18) **Sponsorship Agreements.** Sponsorship Agreements, under which Metro receives a gift or donation in exchange for recognition of the donor, may be awarded in any manner which Metro deems appropriate to meet its needs, including by direct award.

(19) **Contractor Provided Funding.** Metro may directly award contracts for Goods or Services to a Contractor who provides substantial materials or a substantial portion of the funding for a project.

(20) **Maintenance and Training Services from the Contractor Supplying Goods.** Metro may directly purchase, without a competitive Solicitation process, maintenance or training services directly from a Contractor from whom Metro has previously acquired Goods and the services or training is directly related to such Goods.

(21) **Nonprofit Partnerships.** Metro may directly award Contracts for Goods and Services when the Contractor is a not-for-profit organization and where both parties share in the decision making process work together to define a scope of work, contribute resources, share responsibilities, and accept risk and benefits according to a mutually agreed upon arrangement.

(22) **Zoos and Animal Conservation Organizations.** Metro may directly award Contracts for Goods and Services when the contractor is (a) a not-for-profit entity and (b) a zoo or other organization dedicated to the study, conservation, or care of zoo animals.

(23) **Concession Services Agreements.**

(a) **Small Concessions.** Small Concessions are Concession Services Agreements to sell or promote food, beverages, merchandise or Services, including but not limited to performances and entertainment, to the public for which the concessionaire's projected annual gross revenues are estimated to be \$500,000 or less. Small Concessions shall be awarded based on any method determined by Metro to provide an opportunity to all persons desiring to operate a concession, including without limitation, by direct award, private negotiation, or using a competitive process.

(b) **Major Concessions.** Major Concessions are Concessions Services Agreements to sell or promote food, beverages, merchandise or Services, including but not limited to performances and entertainment, to the public for which the concessionaire's projected annual gross revenues under the Contract are estimated to exceed \$500,000 annually. Major Concessions shall be awarded using a Request for Proposals under these Rules.

(24) **Animals and Animal Transportation.** Contracts for the acquisition or transport of animals may be awarded in any manner which Metro deems appropriate to meet Metro's needs, including by direct award.

(25) **Perishables (e.g. Medication, Food, Plants, Chemicals and Laboratory Supplies).** Metro may directly purchase, without a competitive Solicitation process, perishables, including (without limitation) animal medication, animal food, human food, plants, chemicals and laboratory supplies upon the department's determination that the quality of the desired perishable item is of greater importance than the cost. However if longevity is not an issue and multiple sources exist, standard Procurement practices shall be utilized to the extent possible.

(26) **Items for Resale.** Metro may directly purchase, without a competitive Solicitation process, Goods and Services being purchased for resale (including, without limitation, Zoo gift shop retail inventory and food for resale). This Special Procurement category applies to Goods and Services that are specifically for resale as opposed to internal use or consumption.

Procurement Process

47-0300 Public Notice of Solicitation Documents for Formal Procurements

(1) **Notice of Solicitation Documents.** Metro shall provide public notice of every formal Solicitation in accordance with subsection (2) of this Rule. Metro may give additional notice using any method it determines appropriate to foster and promote competition, including:

(a) Mailing or emailing notice of the availability of the Solicitation Document to Persons that have expressed an interest in Metro's Procurements;

(b) Publishing the advertisement for Offers in newspapers or other publications of general circulation in the area where the Contract is to be performed and in as many additional issues and publications as Metro may determine; or

(c) **Placing Notice on Metro's Internet Web site.**

(2) **Required Advertising.** Metro shall advertise every notice of a formal Solicitation as follows:

(a) Metro shall publish the advertisement for formal Offers in accordance with the requirements of ORS 279B.055(4)(a) and (b) and ORS 279B.060(5); or

(b) Because Metro finds that it would be cost effective to Electronically post notice of Solicitations, Metro will publish advertisements for formal Offers on the Oregon Department of Administrative Services' Electronic Procurement System known as "ORPIN" (Oregon Procurement Information Network).

(3) **Content of Advertisement.** All advertisements for formal Offers must set forth:

(a) Where, when, how, and for how long the Solicitation Document may be obtained;

(b) A general description of the Goods or Services to be acquired;

(c) The interval between the first date of notice of the Solicitation Document given in accordance with subsection (2) above and Closing, which may not be less than fourteen (14) Days for an Invitation to Bid and twenty-one (21) Days for a Request for Proposals, unless Metro determines that a shorter interval is in the public's interest, and that a shorter interval will not substantially affect competition. However, in no event may the interval between the first date of notice of the Solicitation Document given in accordance with subsection (2) above and Closing be less than seven (7) Days as set forth in ORS 279B.055(4)(f). Metro shall document the specific reasons for the shorter public notice period in the Procurement file;

(d) The date that Persons must file applications for prequalification if prequalification is a requirement and the class of Goods or Services is one for which Persons must be prequalified;

(e) The office where Contract terms, conditions and Specifications may be reviewed;

(f) The name, title and address of the individual authorized by Metro to receive Offers;

(g) For formal ITB's, the scheduled Opening; and

(h) Any other information Metro deems appropriate.

(4) **Fees.** Metro may charge a fee or require a deposit for the Solicitation Document.

(5) **Notice of Addenda.** Metro shall provide potential Offerors notice of any Addenda to a Solicitation Document in accordance with Administrative Rule 47-0430.

Stat. Auth.: ORS 279A.065, ORS 279B.055 & ORS 279B.060

Stats. Implemented: ORS 279B.055 & ORS 279B.060

47-0310 Bids and Proposals are Offers

(1) **Offer and Acceptance.** The Bid or Proposal is the Bidder's or Proposer's Offer to enter into a Contract.

(a) In competitive Bids and competitive Proposals, the Offer is always a "Firm Offer," i.e. the Offer shall be held open by the Offeror for Metro's acceptance for the period specified in Administrative Rule 47-0480. Metro may elect to accept the Offer at any time during the specified period, and Metro's award of the Contract constitutes acceptance of the Offer and binds the Offeror to the Contract.

(b) Notwithstanding the fact that a competitive Proposal is a "Firm Offer" for the period specified in Administrative Rule 47-0480, Metro may elect to discuss or negotiate certain contractual provisions, as identified in these rules or in the Solicitation Document, with the Proposer. Where negotiation is permitted by the rules or the Solicitation Document, Proposers are obligated to negotiate in good faith and only on those terms or conditions that the rules or the Solicitation Document have reserved for negotiation.

(2) **Contingent Offers.** Except to the extent the Proposer is authorized to propose certain terms and conditions pursuant to Administrative Rule 47-0261, a Proposer may not make its Offer contingent upon Metro's acceptance of any terms or conditions (including Specifications) other than those contained in the Solicitation Document.

(3) **Offeror's Acknowledgment.** By Signing and returning the Offer, the Offeror acknowledges it has read and understands the terms and conditions contained in the Solicitation Document and that it accepts and agrees to be bound by the terms and conditions of the Solicitation Document. If the Request for Proposals permits Proposers to propose alternative terms or conditions under Administrative Rule 47-0261, the Offeror's Offer is deemed to have accepted (i) any nonnegotiable terms and conditions and (ii) any proposed terms and conditions offered for negotiation upon and to the extent accepted by Metro in Writing.

Stat. Auth.: ORS 279A.065

Stats. Implemented: ORS 279A.065, ORS 279B.055 & ORS 279B.60

47-0330 Electronic Procurement

(1) **Electronic Procurement Authorized.** Metro may conduct all phases of a Procurement, including without limitation the posting of Electronic Advertisements and the receipt of Electronic Offers, by Electronic methods if and to the extent Metro specifies in a Solicitation Document, a Request for Quotes, or any other Written instructions on how to participate in the Procurement.

(2) Metro shall open an Electronic Offer in accordance with Electronic security measures in effect at Metro at the time of its receipt of the Electronic Offer. Unless Metro provides procedures for the secure receipt of Electronic Offers, the Person submitting the Electronic Offer assumes the risk of premature disclosure due to submission in unsealed form.

(3) Metro's use of Electronic Signatures must be consistent with applicable statutes and rules. Metro may limit the use of Electronic methods of conducting a Procurement as Advantageous to Metro.

(4) If Metro determines that Bid or Proposal security is or will be required, Metro should not authorize Electronic Offers unless Metro has another method for receipt of such security.

(5) **Rules Governing Electronic Procurements.** Metro shall conduct all portions of an Electronic Procurement in accordance with these Division 47 Administrative rules, unless otherwise set forth in this Rule.

(6) **Preliminary Matters.** As a condition of participation in an Electronic Procurement Metro may require potential Contractors to register with Metro before the date and time on which Metro will first accept Offers, to agree to the terms, conditions, or other requirements of a Solicitation Document, or to agree to terms and conditions governing the Procurement, such as procedures that Metro may use to attribute, authenticate or verify the accuracy of an Electronic Offer, or the actions that constitute an Electronic Signature.

(7) **Offer Process.** Metro may specify that Persons must submit an Electronic Offer by a particular date and time, or that Persons may submit multiple Electronic Offers during a period of time established in the Electronic Advertisement. When Metro specifies that Persons may submit multiple Electronic Offers during a specified period of time, Metro must designate a time and date on which Persons may begin to submit Electronic Offers, and a time and date after which Persons may no longer submit Electronic Offers. The date and time after which Persons may no longer submit Electronic Offers need not be specified by a particular date and time, but may be specified by a description of the conditions that, when they occur, will establish the date and time after which Persons may no longer submit Electronic Offers. When Metro will accept Electronic Offers for a period of time, then at the designated date and time that Metro will first receive Electronic Offers, Metro must begin to accept real time Electronic Offers on Metro's Electronic Procurement System, and must continue to accept Electronic Offers in

accordance with section (8)(b) of this Rule until the date and time specified by Metro, after which Metro will no longer accept Electronic Offers.

(8) Receipt of Electronic Offers.

(a) When Metro conducts an Electronic Procurement that provides that all Electronic Offers must be submitted by a particular date and time, Metro shall receive the Electronic Offers in accordance with these Administrative Rules.

(b) When Metro specifies that Persons may submit multiple Electronic Offers during a period of time, Metro shall accept Electronic Offers, and Persons may submit Electronic Offers, in accordance with the following:

A. Following receipt of the first Electronic Offer after the day and time Metro first receives Electronic Offers Metro shall post on Metro's Electronic Procurement System, and updated on a real time basis, the lowest Electronic Offer price or the highest ranking Electronic Offer. At any time before the date and time after which Metro will no longer receive Electronic Offers, a Person may revise its Electronic Offer, except that a Person may not lower its price unless that price is below the then lowest Electronic Offer.

B. A Person may not increase the price set forth in an Electronic Offer after the day and time that Metro first accepts Electronic Offers.

C. A Person may withdraw an Electronic Offer only in compliance with these Administrative Rules.

(9) **Failure of the E-Procurement System.** In the event of a failure of Metro's Electronic Procurement System that interferes with the ability of Persons to submit Electronic Offers, protest or to otherwise participate in the Procurement, Metro may cancel the Procurement in accordance with Administrative Rule 47-0660, or may extend the date and time for receipt of Electronic Offers by providing notice of the extension immediately after the Electronic Procurement System becomes available.

Stat. Auth.: ORS 279A.065 & ORS 279B.055
Stats. Implemented: ORS 279A.065

Bid and Proposal Preparation

47-0400 Offer Preparation

(1) **Instructions.** An Offeror shall submit and Sign its Offer in accordance with the instructions set forth in the Solicitation Document. An Offeror shall initial and submit any correction or erasure to its Offer prior to Closing in accordance with the requirements for submitting an Offer set forth in the Solicitation Document.

(2) **Forms.** An Offeror shall submit its Offer on the form(s) provided in the Solicitation Document, unless an Offeror is otherwise instructed in the Solicitation Document.

(3) **Documents.** An Offeror shall provide Metro with all documents and Descriptive Literature required by the Solicitation Document. If the Solicitation Document instructs Offerors not to include documents or literature, such as warranty provisions, Metro is entitled to disregard those documents in determining whether the Offer is responsive to Metro's request.

Stat. Auth.: ORS 279A.065
Stats. Implemented: ORS 279A.065

47-0410 Offer Submission

- (1) **Product Samples and Descriptive Literature.** Metro may require Product Samples or Descriptive Literature if Metro determines either is necessary or desirable to evaluate the quality, features or characteristics of an Offer. Metro will dispose of Product Samples, or make them available for the Offeror to retrieve in accordance with the Solicitation Document.
- (2) **Identification of Offers.**
 - (a) To ensure proper identification and handling, Offers must be submitted in a sealed envelope appropriately marked or in the envelope provided by Metro, whichever is applicable. If Metro permits Electronic Offers in the Solicitation Document, the Offeror may submit and identify Electronic Offers in accordance with these Administrative Rules and the instructions set forth in the Solicitation Document.
 - (b) Metro is not responsible for Offers submitted in any manner, format or to any delivery point other than as required in the Solicitation Document.
- (3) **Receipt of Offers.** The Offeror is responsible for ensuring Metro receives its Offer at the required delivery point prior to the Closing, regardless of the method used to submit or transmit the Offer. Offers not so received are late as provided in Administrative Rule 47-0460 and must be returned unopened.

Stat. Auth.: ORS 279A.065

Stats. Implemented: ORS 279A.065

47-0420 Pre-Offer Conferences

- (1) **Purpose.** Metro may hold pre-Offer conferences with prospective Offerors prior to Closing, to explain the Procurement requirements, obtain information, or to conduct site inspections.
- (2) **Required Attendance.** Metro may require attendance at the pre-Offer conference as a condition for making an Offer.
- (3) **Scheduled Time.** If Metro holds a pre-Offer conference, it must be held within a reasonable time after the Solicitation Document has been issued, but sufficiently before the Closing to allow Offerors to consider information provided at that conference.
- (4) **Statements Not Binding.** Statements made by Metro's representative at the pre-Offer conference do not change the Solicitation Document unless Metro confirms such statements with a Written Addenda to the Solicitation Document.
- (5) **Agency Announcement.** Metro must set forth notice of any pre-Offer conference in the Solicitation Document in accordance with Administrative Rule 47-0255(2) or 47-0260(2).

Stat. Auth.: ORS 279A.065

Stats. Implemented: ORS 279A.065

47-0430 Addenda to Solicitation Document

- (1) **Issuance; Receipt.** Metro may change a Solicitation Document only by Written Addenda. An Offeror shall provide Written acknowledgment of receipt of all issued Addenda with its Offer, unless Metro otherwise specifies in the Addenda.
- (2) **Notice and Distribution.** Metro may notify prospective Offerors of Addenda in a manner intended to foster competition and to make prospective Offerors aware of the Addenda. The Solicitation Document must specify how Metro will provide notice of Addenda and how Metro will make the

Addenda available before Closing, and at each subsequent step or tier of evaluation if Metro will engage in a multistep competitive Bidding process in accordance with Administrative Rule 47-0257, or a multi-tiered or multistep competitive Proposal process in accordance with Administrative Rule 47-0261.

(3) Timelines; Extensions.

(a) Metro shall issue Addenda within a reasonable time to allow prospective Offerors to consider the Addenda in preparing their Offers. Metro may extend the Closing if Metro determines prospective Offerors need additional time to review and respond to Addenda. Except to the extent justified by a countervailing public interest, Metro may not issue Addenda related to an Invitation to Bid or a Request for Proposal less than 72 hours before the Closing unless the Addenda also extends the Closing.

(b) Notwithstanding subsection (3)(a) of this Rule, Addenda that modifies the evaluation criteria, selection process or procedure for any tier of competition under a multistep competitive Bid or a multi-tiered or multistep competitive Proposal issued in accordance with ORS 279B.060(6)(d) and Administrative Rule 47-0261 must be issued no fewer than five (5) Days before the beginning of that tier or step of competition, unless Metro determines that a shorter period is sufficient to allow Offerors to prepare for that tier or step of competition. Metro shall document the factors it considered in making that determination, which may include, without limitation, the scope of the changes to the Solicitation Document, the location of the remaining eligible Proposers, or whether shortening the period between issuing an Addenda and the beginning of the next tier or step of competition favors or disfavors any particular Proposer or Proposers.

(4) **Request for Change or Protest.** Unless a different deadline is set forth in the Addenda, an Offeror may submit a Written request for change or protest to the Addenda, as provided in Administrative Rule 47-0730, by the close of Metro's next business day after issuance of the Addenda, or up to the last day allowed to submit a request for change or protest under Administrative Rule 47-0730, whichever date is later. If the date established in the previous sentence falls after the deadline for receiving protests to the Solicitation Document in accordance with Administrative Rule 47-0730, then Metro may consider an Offeror's request for change or protest to the Addenda only, and Metro may not consider a request for change or protest to matters not added or modified by the Addenda. Notwithstanding any provision of this section (4), Metro is not required to provide a protest period for Addenda issued after initial Closing during a multi-tier or multistep Procurement process conducted pursuant to ORS 279B.055 or ORS 279B.060.

Stat. Auth.: ORS 279A.065 & ORS 279B.060

Stats. Implemented: ORS 279B.060

47-0440 Pre-Closing Modification or Withdrawal of Offers

(1) **Modifications.** An Offeror may modify its Offer in Writing prior to the Closing. An Offeror must prepare and submit any modification to its Offer to Metro in accordance with Administrative Rule 47-0400 and 47-0410, unless otherwise specified in the Solicitation Document. Any modification must include the Offeror's statement that the modification amends and supersedes the prior Offer. The Offeror must mark the submitted modification as follows:

(a) Bid (or Proposal) Modification; and

(b) Solicitation number (or other identification as specified in the Solicitation Document).

(2) Withdrawals.

(a) An Offeror may withdraw its Offer by Written notice submitted on the Offeror's letterhead, Signed by an authorized representative of the Offeror, delivered to the individual and location specified in the Solicitation Document (or the place of Closing if no location is specified), and received by Metro prior to the Closing. The Offeror or authorized representative of the Offeror may also withdraw its Offer in person prior to the Closing, upon presentation of appropriate identification and evidence of authority satisfactory to Metro.

(b) Metro may release an unopened Offer withdrawn under subsection (2)(a) of this Rule to the Offeror or its authorized representative, after voiding any date and time stamp mark.

(c) The Offeror must mark the Written request to withdraw an Offer as follows:

- A. Bid (or Proposal) Withdrawal; and
- B. Solicitation number (or other identification as specified in the Solicitation Document).

(3) **Documentation.** Metro shall include all documents relating to the modification or withdrawal of Offers in the appropriate Procurement file.

Stat. Auth.: ORS 279A.065 & ORS 279B.055

Stats. Implemented: ORS 279B.055

47-0450 Receipt, Opening, and Recording of Bids and Proposals; Confidentiality of Formal Offers

(1) **Receipt.** Metro must electronically or mechanically time-stamp or hand-mark each Bid or Proposal and any modification upon receipt. Metro may not open Bids or Proposals or modifications upon receipt, but shall maintain it as confidential and secure until Opening. If Metro inadvertently opens an Offer or a modification prior to the Opening, Metro is required return the Offer or modification to its secure and confidential state until Opening. Metro shall document the resealing for the Procurement file (e.g. "Metro inadvertently opened the Bid due to improper identification").

(2) **Opening and Recording of Bids.** Metro shall publicly open Bids, including any modifications made pursuant to Administrative Rule 47-0440(1). To the extent practicable, Metro will read aloud the name of each Bidder, and such other information as Metro considers appropriate. However, Metro may withhold from disclosure information in accordance with ORS 279B.055(5)(c) and ORS 279B.060(6). In the case of voluminous Bids, Metro may elect not to read Offers aloud and will only disclose the name of each Bidder.

(3) **Availability.** After Opening, Offers will be available for public inspection except for those portions of an Offer that the Offeror designates as trade secrets or as confidential proprietary data in accordance with applicable law. See ORS 192.501(2); ORS 646.461 to 646.475.

(a) To the extent such designation is not in accordance with applicable law, Metro will make those portions available for public inspection. The Offeror must separate information designated as confidential from other non-confidential information at the time of submitting its Offer.

(b) Prices, makes, model or catalog numbers of items offered, scheduled delivery dates, and terms of payment are not confidential, and will be publicly available regardless of an Offeror's designation to the contrary. Metro may determine the appropriate charge to be paid for copies made pursuant to public records requests and may request payment for such copies before they are released.

(c) Notwithstanding anything contrary above, Metro is not required to disclose the contents of Proposals until after Metro posts a notice of intent to award pursuant to Administrative Rule 47-0610.

Stat. Auth.: ORS 279A.065 & ORS 279B.055
Stats. Implemented: ORS 279B.055

47-0460 Late Offers, Late Withdrawals and Late Modifications

- (1) **Any Offer received after Closing is late.** An Offeror's request for withdrawal or modification of an Offer received after Closing is late. Metro may not consider late Offers, withdrawals or modifications except as permitted in Administrative Rule 47-0470 or 47-0261.
- (2) For manual submissions of Offers, the Metro Regional Center reception desk time clock will be the clock of record and the date and time imprint of that clock on an Offer will determine the timeliness of the submission. Late manual submissions must be returned to the Offeror unopened with a copy of the envelope containing the Metro's time stamp on the Offer retained for the Procurement file.
- (3) For Electronic submissions, when permitted, the time shown by Metro as to the date of arrival of the Electronic submission will determine the timeliness of the submission. Late Electronic submissions will be deleted from Metro's files, returned Electronically to the Offeror and the time of the submission and the time of return must be documented in the Procurement file.
- (4) Failure to properly return or dispose of a late submission does not mean an Offer or submission arrived on time.

Stat. Auth.: ORS 279A.065 & ORS 279B.055
Stats. Implemented: ORS 279B.055

47-0470 Mistakes

- (1) **Generally.** To protect the integrity of the competitive Procurement process and to assure fair treatment of Offerors, Metro should carefully consider whether to permit waiver, correction or withdrawal of Offers for certain mistakes.
- (2) **Treatment of Mistakes.** Metro may not allow an Offeror to correct or withdraw an Offer for an error in judgment. If Metro discovers certain mistakes in an Offer after Closing, but before award of the Contract, Metro may take the following action:
 - (a) Metro may waive, or permit an Offeror to correct, a minor informality. A minor informality is a matter of form rather than substance that is evident on the face of the Offer, or an insignificant mistake that can be waived or corrected without prejudice to other Offerors. Examples of minor informalities include an Offeror's failure to:
 - A. Return the correct number of Signed Offers or the correct number of other documents required by the Solicitation Document;
 - B. Sign the Offer in the designated block, provided a Signature appears elsewhere in the Offer, evidencing an intent to be bound; and
 - C. Acknowledge receipt of an Addenda to the Solicitation Document, provided that it is clear on the face of the Offer that the Offeror received the Addenda and intended to be bound by its terms; or the Addenda involved did not affect price, quality or delivery.
 - (b) Metro may correct a clerical error if the error is evident on the face of the Offer or other documents submitted with the Offer, and the Offeror confirms Metro's correction in Writing. A clerical error is an Offeror's error in transcribing its Offer. Examples include typographical mistakes, errors in extending unit prices, transposition errors, arithmetical errors, instances in which the intended correct

unit or amount is evident by simple arithmetic calculations (for example, a missing unit price may be established by dividing the total price for the units by the quantity of units for that item, or a missing or incorrect total price for an item may be established by multiplying the unit price by the quantity when those figures are available in the Offer). Unit prices will prevail over extended prices in the event of a discrepancy between extended prices and unit prices.

(c) Metro may permit an Offeror to withdraw an Offer based on one or more clerical errors in the Offer only if the Offeror shows with objective proof and by clear and convincing evidence:

- A. The nature of the error;
- B. That the error is not a minor informality under this subsection or an error in judgment;
- C. That the error cannot be corrected or waived under subsection (b) of this section;
- D. That the Offeror acted in good faith in submitting an Offer that contained the claimed error and in claiming that the alleged error in the Offer exists;
- E. That the Offeror acted without gross negligence in submitting an Offer that contained a claimed error;
- F. That the Offeror will suffer substantial detriment if Metro does not grant the Offeror permission to withdraw the Offer;
- G. That Metro's or the public's status has not changed so significantly that relief from the forfeiture will work a substantial hardship on Metro or the public it represents; and
- H. That the Offeror promptly gave notice of the claimed error to Metro.

(d) The criteria in subsection (2)(c) of this Rule will determine whether Metro will permit an Offeror to withdraw its Offer after Closing. These criteria also will apply to the question of whether Metro will permit an Offeror to withdraw its Offer without forfeiture of its Bid bond (or other Bid or Proposal security), or without liability to Metro based on the difference between the amount of the Offeror's Offer and the amount of the Contract actually awarded by Metro, whether by award to the next lowest Responsive and Responsible Bidder or the most Advantageous Responsive and Responsible Proposer, or by resort to a new Solicitation.

(3) **Rejection for Mistakes.** Metro shall reject any Offer in which a mistake is evident on the face of the Offer and the intended correct Offer is not evident or cannot be substantiated from documents submitted with the Offer.

(4) **Identification of Mistakes after award.** The procedures and criteria set forth above are Offeror's only opportunity to correct mistakes or withdraw Offers because of a mistake. Following award, an Offeror is bound by its Offer, and may withdraw its Offer or rescind a Contract entered into pursuant to these Administrative Rules only to the extent permitted by applicable law.

(5) **Written Determination.** All decisions to permit the correction or withdrawal of Offers, or to cancel an award or a Contract based on mistakes, must be supported by a Written determination by Metro that states the reasons for the action taken.

Stat. Auth.: ORS 279A.065 & ORS 279B.055
Stats. Implemented: ORS 279B.055

47-0480 Time for Acceptance

A Bid or Proposal is a Firm Offer, irrevocable, valid and binding on the Offeror for not less than thirty (30) Days following Closing, unless otherwise specified in the Solicitation Document.

Stat. Auth.: ORS 279A.065
Stats. Implemented: ORS 279A.065

47-0490 Extension of Time for Acceptance of Offer

Metro may request, orally or in Writing, that Offerors extend, in Writing, the time during which Metro may consider their Offer(s). If an Offeror agrees to such extension, the Bid or Proposal will continue as a Firm Offer, irrevocable, valid and binding on the Offeror for the agreed-upon extension period. An extension may occur after the expiration of the initial Offer period.

Stat. Auth.: ORS 279A.065
Stats. Implemented: ORS 279A.065

Qualifications and Duties

47-0500 Responsibility of Bidders and Proposers

(1) Before awarding a Contract Metro shall determine that the Bidder submitting the lowest Bid or Proposer submitting the most Advantageous Proposal is Responsible. Metro shall use the standards set forth in ORS 279B.110 and Administrative Rule 47-0640(1)(c)(F) to determine if a Bidder or Proposer is Responsible. In the event Metro determines a Bidder or Proposer is not Responsible it shall prepare a Written determination of non-Responsibility as required by ORS 279B.110 and reject the Offer.

(2) For purposes of this Rule, Metro may investigate any Person submitting an Offer. The investigation may include that Person's officers, directors, owners, affiliates, or any other Person acquiring ownership of the Person to determine application of this Rule or to apply the debarment provisions of ORS 279B.130.

Stat. Auth.: ORS 279A.065
Stats. Implemented: ORS 279B.110

47-0525 Qualified Products Lists

Metro may develop and maintain a qualified products list pursuant to ORS 279B.115.

Stat. Auth.: ORS 279A.065
Stats. Implemented: ORS 279B.115

47-0550 Prequalification of Prospective Offerors; Pre-negotiation of Contract Terms and Conditions

(1) Metro may prequalify prospective Offerors to submit Bids or Proposals for Public Contracts to provide particular types of Goods or Services pursuant to ORS 279B.120 and ORS 279B.125.

(2) When Metro permits or requires prequalification of Offerors, Metro shall prepare a prequalification application setting forth the criteria and qualifications for prequalification. Upon receipt of a prequalification application, Metro shall investigate the prospective Offeror as necessary to determine whether the prospective Offeror is qualified. The determination must be made in less than thirty (30) Days, if practicable, if the prospective Offeror requests an early decision to allow the

prospective Offeror as much time as possible to prepare a Offer for a Contract that has been advertised. In making its determination, Metro shall consider only the applicable standards of Responsibility listed in Administrative Rule 47-0640(1)(c)(F). Metro shall promptly notify the prospective Offeror whether the prospective Offeror is qualified.

(3) Notwithstanding the prohibition against revocation of prequalification in ORS 279B.120(3), Metro may determine that a prequalified Offeror is not Responsible prior to Contract award.

(4) Metro may pre-negotiate some or all Contract terms and conditions including prospective Proposer Contract forms such as license agreements, maintenance and support agreements or similar documents for use in future Procurements. Such pre-negotiation of Contract terms and conditions (including prospective Proposer forms) may be part of the prequalification process of a Proposer in section (1) or the pre-negotiation may be a separate process and not part of a prequalification process. Unless required as part of the prequalification process, the failure of Metro and the prospective Proposer to reach agreement on pre-negotiated Contract terms and conditions does not prohibit the prospective Proposer from responding to Procurements. Metro may agree to different pre-negotiated Contract terms and conditions with different prospective Proposers. When Metro has pre-negotiated different terms and conditions with Proposers or when permitted, Proposers offer different terms and conditions, Metro may consider the terms and conditions in the Proposal evaluation process.

Stat. Auth.: ORS 279A.065

Stats. Implemented: ORS 279A.015, ORS 279B.120

47-0575 Debarment of Prospective Offerors

(1) **Generally.** Metro may debar prospective Offerors from consideration for Metro Contracts for a period up to three years for the reasons listed in ORS 279A.110 or ORS 279B.130(2). Metro shall comply with the notice and hearing provisions after providing notice and the opportunity for hearing as set forth in this Rule and ORS 279B.130.

(2) **Notice of Intent to Debar.** Metro may notify the Person in Writing of a proposed debarment personally or by registered or certified mail, return receipt requested. This notice must:

(a) State that Metro intends to debar the Person;

(b) Set forth the reasons for the debarment;

(c) Include a statement that the Person has a right to appeal the notice of intent to debar and have a hearing in accordance with Administrative Rule 47-0760 and a statement of the time within which an appeal must be filed;

(d) Include a reference to the particular sections of the statutes and rules involved;

(e) State that the Person may be represented by legal counsel at the hearing.

(3) **Appeal and Hearing.** Appeal of the notice and hearing on the appeal must be in accordance with the provisions of Administrative Rule 47-0760.

(4) **Responsibility.** Notwithstanding the limitation on the term for debarment in ORS 279B.130(1)(b), Metro may determine that a previously debarred Offeror is not Responsible prior to Contract award.

(5) **Imputed Knowledge.** Metro may attribute improper conduct of a Person or its affiliate or affiliates having a contract with a prospective Offeror to the prospective Offeror for purposes of debarment where the impropriety occurred in connection with the Person's duty for or on behalf of, or with the knowledge, approval, or acquiescence of, the prospective Offeror.

(6) **Limited Participation.** Metro may allow a debarred Person to participate in Solicitations and Contracts on a limited basis during the debarment period upon Written determination that participation is Advantageous to Metro. The determination must specify the factors on which it is based and define the extent of the limits imposed.

Stat. Auth.: ORS 279A.065
Stats. Implemented: ORS 279B.130

Offer Evaluation and Award

47-0600 Offer Evaluation and award

(1) **Evaluation.** Metro shall evaluate Offers only as set forth in the Solicitation Document, pursuant to ORS 279B.055(6)(a) and ORS 279B.060(6)(b), and in accordance with applicable law. Metro may not evaluate Offers using any other requirement or criterion.

(a) Evaluation of Bids; Preferences.

A. **Nonresident Bidders.** In determining the lowest Responsive Bid, Metro shall apply the reciprocal preference set forth in ORS 279A.120(2)(b) and Administrative Rule 46-0310 for Nonresident Bidders.

B. **Public Printing.** Metro shall, for the purpose of evaluating Bids, apply the public printing preference set forth in ORS 282.210.

C. **Award When Bids are Identical.** If Metro determines that two or more Bids are identical under Administrative Rule 46-0300, Metro shall award a Contract in accordance with the procedures set forth in Administrative Rule 46-0300.

(b) Evaluation of Proposals.

A. **Award When Proposals are Identical.** If Metro determines that two or more Proposals are identical under Administrative Rule 46-0300, Metro shall award a Contract in accordance with the procedures set forth in Administrative Rule 46-0300.

B. **Public Printing.** Metro shall for the purpose of evaluating Proposals apply the public printing preference set forth in ORS 282.210.

(c) **Recycled Materials.** When procuring Goods, Metro shall give preference for recycled materials as set forth in ORS 279A.125 and Administrative Rule 46-0320.

(2) **Clarification of Bids or Proposals.** After Opening, Metro may conduct discussions with apparent Responsive Offerors for the purpose of clarification to assure full understanding of the Bids or Proposals. All Bids or Proposals, in Metro's sole discretion, needing clarification must be accorded such an opportunity. Metro shall document clarification of any Offer in the Procurement file.

(3) Negotiations.

(a) **Bids.** Metro may not negotiate with any Bidder. After award of the Contract Metro and Contractor may only modify the Contract in accordance with Administrative Rule 47-0800.

(b) **Proposals.** Metro may conduct discussions or negotiate with Proposers only in accordance with ORS 279B.060(6)(b) and Administrative Rule 47-0261. After award of the Contract, Metro and Contractor may only modify the Contract in accordance with Administrative Rule 47-0800.

(4) **Award.**

(a) **General.** If awarded, Metro shall award the Contract to the Responsible Bidder submitting the lowest, Responsive Bid or the Responsible Proposer submitting the most Advantageous, Responsive Proposal. Metro may award by item, groups of items or the entire Offer provided such award is consistent with the Solicitation Document and in the public interest.

(b) **Multiple Items.** An Invitation to Bid or Request for Proposals may call for pricing of multiple items of similar or related type with award based on individual line item, group total of certain items, a "market basket" of items representative of Metro's expected purchases, or grand total of all items.

(c) **Multiple Awards -- Bids.**

A. Notwithstanding subsection (4)(a) of this Rule, Metro may award multiple Contracts under an Invitation to Bid in accordance with the criteria set forth in the Invitation to Bid. A multiple award may be made if award to two or more Bidders of similar Goods or Services is necessary for adequate availability, delivery, service or product compatibility and skills. A notice to prospective Bidders that multiple Contracts may be awarded for any Invitation to Bid may not preclude Metro from awarding a single Contract for such Invitation to Bid.

B. If an Invitation to Bid permits the award of multiple Contracts, Metro shall specify in the Invitation to Bid the criteria it will use to choose from the multiple Contracts when purchasing Goods or Services.

(d) **Multiple Awards -- Proposals.**

A. Notwithstanding subsection (4)(a) of this Rule, Metro may award multiple Contracts under a Request for Proposals in accordance with the criteria set forth in the Request for Proposals. A multiple award may be made if award to two or more Proposers of similar Goods or Services is necessary for adequate availability, delivery, service or product compatibility. A notice to prospective Proposers that multiple Contracts may be awarded for any Request for Proposals may not preclude Metro from awarding a single Contract for such Request for Proposals.

B. If a Request for Proposals permits the award of multiple Contracts, Metro shall specify in the Request for Proposals the criteria it will use to choose from the multiple Contracts when purchasing Goods or Services, which may include consideration and evaluation of the Contract terms and conditions agreed to by the Contractors.

(e) **Partial awards.** If after evaluation of Offers, Metro determines that an acceptable Offer has been received for only parts of the requirements of the Solicitation Document:

A. Metro may award a Contract for the parts of the Solicitation Document for which acceptable Offers have been received; or

B. Metro may reject all Offers and may issue a new Solicitation Document on the same or revised terms, conditions and Specifications.

(f) **All or None Offers.** Metro may award all or none Offers if the evaluation shows an all or none award to be the lowest cost for Bids or the most Advantageous for Proposals of those submitted.

Stat. Auth.: ORS 279A.065 & ORS 279B.060

Stats. Implemented: ORS 279B.055 & ORS 279B.060

47-0610 Notice of Intent to award

(1) **Notice of Intent to award.** Metro shall provide Written notice of its intent to award to all Bidders and Proposers pursuant to ORS 279B.135 at least seven (7) Days before the award of a Contract, unless Metro determines that circumstances justify prompt execution of the Contract, in which case Metro may provide a shorter notice period. Metro shall document the specific reasons for the shorter notice period in the Procurement file. A Written notice of intent to award is not required for Contracts awarded as a Small Procurement, an Intermediate Procurement, a sole-source Procurement, an Emergency Procurement or a Special Procurement authorized under Rule 47-0288.

(2) **Finality.** Metro's award may not be final until the later of the following:

(a) The expiration of the protest period provided pursuant to Administrative Rule 47-0740; or

(b) Metro provides Written responses to all timely-filed protests denying the protests and affirming the award.

Stat. Auth.: ORS 279A.065 & ORS 279B.135

Stats. Implemented: ORS 279B.135

47-0620 Documentation of award

(1) **Basis of award.** After award, Metro shall make a record showing the basis for determining the successful Offeror part of Metro's Procurement file.

(2) **Contents of Award Record.** Metro's record must include:

(a) **For Bids:** Bids, the completed Bid tabulation sheet, and Written justification for any rejection of lower Bids.

(b) **For Proposals:** Proposals, the completed evaluation of the Proposals, Written justification for any rejection of higher scoring Proposals, and if Metro permitted negotiations in accordance with Administrative Rule 47-0261, Written documentation of the content of any discussions, negotiations, best and final Offers, or any other procedures Metro used to select a Proposer.

Stat. Auth.: ORS 279A.065

Stats. Implemented: ORS 279A.065

47-0630 Availability of Award Decisions

(1) **Contract Documents.** To the extent required by the Solicitation Document, Metro shall deliver to the successful Offeror a Contract, Signed purchase order, Price Agreement, or other contractual documents as applicable.

(2) **Availability of Award Decisions.** A Person may obtain tabulations of awarded Bids or evaluation summaries of Proposals for a minimal charge, in person or by submitting to Metro a Written request accompanied by payment. The requesting Person shall provide the Solicitation Document number and, if documents must be mailed, enclose a self-addressed, stamped envelope. In addition, Metro may make available tabulations of Bids and Proposals through the Electronic Procurement System of Metro, email, or Metro's website.

(3) **Availability of Procurement Files.** After issuance of the notice of intent to award, Metro shall make Procurement files available in accordance with applicable law. Metro may withhold from disclosure the public materials included in a Proposal that are exempt or conditionally exempt from disclosure under

ORS 192.501 or ORS 192.502 including trade secrets, as defined in ORS 192.501 and information submitted to a public body in confidence, as described in ORS 192.502.

Stat. Auth.: ORS 279A.065

Stats. Implemented: ORS 279B.055 & ORS 279B.060

47-0640 Rejection of an Offer

(1) Rejection of an Offer.

(a) Metro may reject any Offer when Metro determines that rejection is in the best interest of Metro, as set forth in ORS 279B.100.

(b) Metro shall reject an Offer upon Metro's finding that the Offer:

- A. Is contingent on Metro's acceptance of terms and conditions (including Specifications) that materially differ from the Solicitation Document;
- B. Takes exception to terms and conditions (including Specifications) set forth in the Solicitation Document;
- C. Attempts to prevent public disclosure of matters in contravention of the terms and conditions of the Solicitation Document or in contravention of applicable law;
- D. Offers Goods or Services that fail to meet the Specifications of the Solicitation Document;
- E. Is late;
- F. Is not in substantial compliance with the Solicitation Document;
- G. Is not in substantial compliance with all prescribed public Procurement procedures; or
- H. Fails to comply with any applicable equity in contracting programs adopted pursuant to Metro's Equity in Contracting Administrative Rules.

(c) Metro shall reject an Offer upon Metro's finding that the Offeror:

- A. Has not been prequalified under ORS 279B.120 and Metro required mandatory prequalification;
- B. Has been debarred as set forth in ORS 279B.130;
- C. Has not met the requirements of ORS 279A.105 regarding subcontracting to COBID Certified Businesses, if required by the Solicitation Document;
- D. Has not submitted properly executed Bid or Proposal security as required by the Solicitation Document;
- E. Has failed to provide the certification of non-discrimination required under ORS 279A.110(4); or
- F. Is non-Responsible. Offerors are required to demonstrate their ability to perform satisfactorily under a Contract. Before awarding a Contract, Metro must have information that indicates that the Offeror meets the applicable standards of Responsibility. To be a Responsible Offeror, Metro must determine, under ORS 279B.110, that the Offeror:

(i) Has available the appropriate financial, material, equipment, facility and personnel resources and expertise, or ability to obtain the resources and expertise, necessary to meet all contractual responsibilities;

(ii) Has completed previous contracts of a similar nature with a satisfactory record of performance. A satisfactory record of performance means that to the extent the costs associated with and time available to perform a previous contract were within the Offeror's control, the Offeror stayed within the time and budget allotted for the procurement and otherwise performed the Contract in a satisfactory manner. Metro should carefully scrutinize an Offeror's record of contract performance if the Offeror is or recently has been materially deficient in Contract performance. In reviewing the Offeror's performance, Metro should determine whether the Offeror's deficient performance was expressly excused under the terms of the Contract, or whether the Offeror took appropriate corrective action. Metro may review the Offeror's performance on both private and public contracts in determining the Offeror's record of contract performance. Metro shall make its basis for determining an Offeror non-Responsible under this subparagraph part of the Procurement file as required by ORS 279B.110(2)(b);

(iii) Has a satisfactory record of integrity. An Offeror may lack integrity if Metro determines the Offeror demonstrates a lack of business ethics such as violation of state environmental laws or false certifications made to Metro. Metro may find an Offeror non-Responsible based on the lack of integrity of any Person having influence or control over the Offeror (such as a key employee of the Offeror that has the authority to significantly influence the Offeror's performance of the Contract or a parent company, predecessor or successor Person). The standards for debarment under ORS 279B.130 may be used to determine an Offeror's integrity. Metro may find an Offeror non-responsible based on previous convictions of offenses related to obtaining or attempting to obtain a contract or subcontract or in connection with the Offeror's performance of a contract or subcontract. Metro shall make its basis for determining that an Offeror is non-Responsible under this subparagraph part of the Procurement file as required by ORS 279B.110(2)(c);

(iv) Is legally qualified to contract with Metro. Metro may determine that an Offeror is not legally qualified if (a) the Offeror is unable to warrant that it has all required licenses, insurance and/or registrations or (b) the Offeror is not legally authorized to do business in the State of Oregon. Provided, however, in no event shall these Rules require Metro investigate, enforce or opine as to which licenses law might apply or otherwise interpret licensing rules specifically enforced by other governing agencies;

(v) Has attested in Writing that the Offeror complied with the tax laws of this state and of political subdivisions of this state; and

(vi) Has supplied all necessary information in connection with the inquiry concerning Responsibility. If the Offeror fails to promptly supply information requested by Metro concerning Responsibility, Metro shall base the determination of Responsibility on any available information, or may find the Offeror non-Responsible.

(2) For the purposes of subparagraph (1)(c)F(v) of this Rule:

(a) The period for which the Offeror must attest that it complied with the applicable tax laws must extend no fewer than six years into the past from the date of the Closing.

(b) Tax laws include, but are not limited to, ORS 305.620, ORS chapters 316, 317 and 318, any tax provisions imposed by a political subdivision that apply to the Offeror or to the performance of the Contract, and any rules and regulations that implement or enforce those tax laws.

(c) Metro may exercise discretion in determining whether a particular form of attesting to compliance with the tax laws is "credible and convenient" under ORS 279B.110(2)(e), taking into consideration the circumstances in which the attestation is made and the consequences of making a false attestation. Therefore, Metro may accept forms of attestation that range from a notarized statement to a less formal document that records the Offeror's attestation. However, Metro may not accept the certificate of compliance with tax laws required by ORS 305.385 unless that certificate embraces, in addition to the tax laws described in ORS 305.380, the tax laws of political subdivisions.

(3) **Form of Business Entity.** For purposes of this Rule, Metro may investigate any Person submitting an Offer. The investigation may include that Person's officers, directors, owners, affiliates, or any other Person acquiring ownership of the Person to determine application of this Rule or to apply the debarment provisions of ORS 279B.130.

Stat. Auth.: ORS 279A.065

Stats. Implemented: ORS 279B.100, ORS 279B.110, OL 2015, ch 454 (SB 491), OL 2015, ch 539 (SB 675)

47-0650 Rejection of All Offers

(1) **Rejection.** Metro may reject all Offers as set forth in ORS 279B.100. Metro may notify all Offerors of the rejection of all Offers, along with the reasons for rejection of all Offers.

(2) **Criteria.** Metro may reject all Offers based upon the following criteria:

(a) The content of or an error in the Solicitation Document, or the Procurement process unnecessarily restricted competition for the Contract;

(b) The price, quality or performance presented by the Offerors are too costly or of insufficient quality to justify acceptance of any Offer;

(c) Misconduct, error, or ambiguous or misleading provisions in the Solicitation Document threaten the fairness and integrity of the competitive process;

(d) Causes other than legitimate market forces threaten the integrity of the competitive process. These causes may include, without limitation, those that tend to limit competition, such as restrictions on competition, collusion, corruption, unlawful anti-competitive conduct, and inadvertent or intentional errors in the Solicitation Document;

(e) Metro cancels the Procurement or Solicitation in accordance with Administrative Rule 47-0660; or

(f) Any other circumstance indicating that awarding the Contract would not be in the public interest.

Stat. Auth.: ORS 279A.065

Stats. Implemented: ORS 279B.100

47-0660 Cancellation, Rejection, Delay or Suspension of a Procurement or Solicitation

(1) **Cancellation in the Public Interest.** Any Solicitation or Procurement may be canceled, or any or all Bids or Proposals may be rejected in whole or in part, when the cancellation or rejection is in the best

interest of Metro, as determined by Metro. Any Solicitation or Procurement described in a Solicitation may be delayed or suspended when the delay or suspension is in the best interest of Metro, as determined by Metro. The reasons for the cancellation or rejection will be made part of the Procurement file. Metro may not be liable to any Bidder, Proposer or other Affected Persons for any loss or expense caused by or resulting from the cancellation or rejection of a Solicitation, Bid, Proposal or award.

(2) **Notice of Cancellation Before Closing.** If Metro cancels a Procurement or Solicitation prior to Closing, Metro shall provide Written notice of cancellation in the same manner that Metro initially provided notice of the Solicitation. Such notice of cancellation must:

- (a) Identify the Solicitation Document;
- (b) Briefly explain the reason for cancellation; and
- (c) If appropriate, explain that an opportunity will be given to compete on any resolicitation.

(3) **Notice of Cancellation After Closing.** If Metro cancels a Procurement or Solicitation after Closing, Metro shall provide Written notice of cancellation to all Offerors who submitted Offers.

Stat. Auth.: ORS 279A.065

Stats. Implemented: ORS 279B.100

47-0670 Disposition of Offers if Procurement or Solicitation Canceled

(1) **Prior to Opening.** If Metro cancels a Procurement or Solicitation prior to Opening, Metro shall return all Offers it received to Offerors unopened, provided the Offeror submitted its Offer in a hard copy format with a clearly visible return address. If there is no return address on the envelope, Metro shall open the Offer to determine the source and then return it to the Offeror. For Electronic Offers, Metro shall delete the Offers from Metro's Electronic Procurement System or information technology system.

(2) **After Opening.** If Metro rejects all Offers or otherwise cancels a Procurement after Opening, Metro will retain all such Offers as part of Metro's Solicitation file. If a Request for Proposals is cancelled after Proposals are received, Metro may return a Proposal to the Proposer that submitted it. Metro shall keep a list of returned Proposals in the Solicitation file.

Stat. Auth.: ORS 279A.065

Stats. Implemented: ORS 279B.100

Remedies

47-0700 Protests and Judicial Review of Special Procurements

(1) **Purpose.** An Affected Person may protest the Local Contract Review Board's approval of a Special Procurement. Pursuant to ORS 279B.400(1), before seeking judicial review of the approval of a Special Procurement, an Affected Person must file a Written protest with the Procurement Officer and exhaust all administrative remedies.

(2) **Delivery.** Notwithstanding the requirements for filing a writ of review under ORS Chapter 34 pursuant to ORS 279B.400(4)(a), an Affected Person must deliver a Written protest to the Procurement Officer within seven (7) Days after the first date of public notice of Metro's approval of a Special

Procurement, unless a different protest period is provided in the public notice of the approval of a Special Procurement. Metro may not consider a protest submitted after the timeline established for submitting such protest under this Rule.

- (3) **Content of Protest.** The Written protest must include:
- (a) A detailed statement of the legal and factual grounds for the protest;
 - (b) A description of the resulting harm to the Affected Person; and
 - (c) The relief requested.
- (4) **Required Metro Response.** Metro shall take the following actions, as appropriate:
- (a) Inform the Affected Person in Writing if the protest was not timely filed;
 - (b) Inform the Affected Person if it failed to meet the requirements of section (3) of this Rule and the reasons for that failure;
 - (c) If the protest was timely filed and provides the information required by section (3), issue a decision in Writing and provide that decision to the Affected Person within a reasonable period of time;
 - (d) If Metro denies the protest, inform the Affected Person if the decision is final or whether the Procurement Officer has decided to refer the protest to the Local Contract Review Board.
- (5) **Optional Metro Response:** In addition to the requirements set forth above in section (4), Metro may do any of the following:
- (a) Agree with the protest and take any corrective action necessary;
 - (b) Issue a Written response to the protest and provide that decision to the Affected Person;
 - (c) Refer the protest and any response from the Procurement Officer to the Local Contract Review Board for decision;
 - (d) Take any other action that is in the best interest of Metro while giving full consideration to the merits of the protest.
- (6) **Judicial Review.** An Affected Person may seek judicial review of the Procurement Officer's final decision (or if referred to the Local Contract Review Board by the Procurement Officer, the Board's final decision) denying a protest of the approval of a Special Procurement in accordance with ORS 279B.400. Judicial review is not available if the protest denial is withdrawn by Metro.

Stat. Auth.: ORS 279A.065 & ORS 279B.400
Stats. Implemented: ORS 279B.400

47-0710 Protests and Judicial Review of Sole-Source Procurements

- (1) **Purpose.** For sole-source Procurements requiring public notice, an Affected Person may protest the determination of the Procurement Officer or the Board under Administrative Rule 47-0275 that the Goods or Services or class of Goods or Services are available from only one source. Pursuant to ORS 279B.420(3)(f), before seeking judicial review, an Affected Person must file a Written protest with the Procurement Officer and exhaust all administrative remedies.
- (2) **Delivery.** Unless otherwise specified in the public notice of the sole-source Procurement, an Affected Person must deliver a Written protest to the Procurement Officer within seven (7) Days after the first date Metro posts public notice that it will make a sole source purchase. The Procurement Officer may not consider a protest submitted after the timeline established for submitting such protest

under this Rule or such different time period as may be provided in the Notice of Intent to make a Sole Source purchase.

(3) **Content of Protest.** The Written protest must include:

- (a) A detailed statement of the legal and factual grounds for the protest;
- (b) Evidence or supporting documentation that supports the grounds on which the protest is based;
- (c) A description of the resulting harm to the Affected Person; and
- (d) The relief requested.

(4) **Required Metro Response.** Metro shall take the following actions, as appropriate:

- (a) Inform the Affected Person in Writing if the protest was not timely filed;
- (b) Inform the Affected Person if it failed to meet the requirements of set forth above in section (3) of this Rule and the reasons for that failure;
- (c) If the protest was timely filed and provides the information required by section (3) of this Rule, issue a decision in Writing and provide that decision to the Affected Person within a reasonable period of time;
- (d) If Metro denies the protest, inform the Affected Person if the decision is final or whether the Procurement Officer has decided to refer the protest to the Local Contracting Board.

(5) **Optional Metro Response.** In addition to the requirements of subsection (4), Metro may do any of the following:

- (a) Agree with the protest and take any corrective action necessary;
- (b) Issue a Written response to the protest and provide that decision to the Affected Person;
- (c) Refer the protest and any response from the Procurement Officer to the Local Contract Review Board for decision;
- (d) Take any other action that is in the best interest of Metro while giving full consideration to the merits of the protest.

(6) **Judicial Review.** An Affected Person may not seek judicial review of Metro's approval of a Sole Source Procurement unless it has complied fully with the protest requirements of this Rule and received a final decision denying the protest either from the Procurement Officer of the Local Contract Review Board if referred to the Board by the Procurement Officer. Judicial review of the sole-source Procurement protest will be in accordance with ORS 279B.420. Judicial review is not available if Metro elects not to make a Sole Source Procurement.

Stat. Auth.: ORS 279A.065
Stats. Implemented: ORS 279B.075

47-0720 Protests and Judicial Review of Multi-Tiered and Multistep Solicitations

(1) **Purpose.** An Affected Offeror may protest exclusion from the Competitive Range or from subsequent tiers or steps of a Solicitation in accordance with the applicable Solicitation Document. When such a protest is permitted by the Solicitation Document, then pursuant to ORS 279B.420(3)(f),

before seeking judicial review, an Affected Offeror must file a Written protest with Metro and exhaust all administrative remedies.

(2) **Basis for Protest.** An Affected Offeror may protest its exclusion from a tier or step of competition only if:

(a) The Affected Offeror is Responsible and submitted a Responsive Offer;

(b) Metro made a mistake that, if corrected, would have made the Affected Person eligible to participate in the next stage of the Procurement;

(c) In the case of a Request for Proposals, the exercise of judgment used by the evaluation committee members in scoring Written Proposals and oral interviews, including the use of outside expertise, was biased or not exercised in good faith. The unbiased, good faith judgment of Evaluation is not grounds for protest. The unbiased, good faith judgment of evaluation committee members will not be a basis for sustaining a protest.

(3) **Delivery.** Unless otherwise specified in the Solicitation Document, an Affected Offeror must deliver a Written protest to the Procurement Officer within seven (7) Days after issuance of the notice of the Competitive Range or notice of subsequent tiers or steps.

(4) **Content of Protest.** The Affected Offeror's protest must be in Writing and must include the following information:

(a) Sufficient information to identify the errors that led to the Affected Person's exclusion from the Competitive Range or from subsequent stages of a Procurement;

(b) A detailed statement of all the legal and factual grounds for the protest;

(c) Evidence or supporting documentation that supports the grounds on which the protest is based;

(d) A description of the resulting harm to the Affected Person; and

(e) The relief requested.

(5) **Required Metro Response.** Metro shall take the following actions, as appropriate:

(a) Inform the Affected Offeror in Writing if the protest was not timely filed;

(b) Inform the Affected Offeror if it failed to meet the requirements set forth above in section (4) of this Rule and the reasons for that failure;

(c) If the protest was timely filed and provides the information required by section (4) of this Rule, issue a decision in Writing and provide that decision to the Affected Offeror within a reasonable period of time.

(d) If Metro denies the protest, inform the Affected Offeror if the decision is final or whether the Procurement Officer has decided to refer the protest to the Local Contracting Board.

(6) **Optional Metro Response.** In addition to the requirements of subsection (5) of this Rule, the Procurement Officer may do any of the following:

(a) Agree with the protest and take any corrective action necessary;

(b) Issue a Written response to the protest and provide that decision to the Affected Person;

(c) Refer the protest and any response by the Procurement Officer to the Local Contract Review Board for decision; or

(d) Take any other action that is in the best interest of Metro while giving full consideration to the merits of the protest.

(7) **Judicial Review.** Judicial review of Metro's decision relating to a multi-tiered or multistep Solicitation protest must be in accordance with ORS 279B.420. An Affected Person may not seek judicial review unless it has complied fully with the protest requirements of this Rule and has exercised all administrative appeal rights. Judicial review is not available if Metro elects not to make a Procurement.

Stat. Auth.: ORS 279A.065

Stats. Implemented: ORS 279B.060

47-0730 Protests and Judicial Review of Solicitations

(1) **Purpose.** A prospective Offeror may protest the Procurement process or the Solicitation Document for a Contract solicited under ORS 279B.055, 279B.060 and 279B.085 as set forth in ORS 279B.405(2). Pursuant to ORS 279B.405(3), before seeking judicial review, a prospective Offeror must file a Written protest with Metro and exhaust all administrative remedies.

(2) **Delivery.** Unless otherwise specified in the Solicitation Document, a prospective Offeror must deliver a Written protest to the Procurement Officer within seven (7) Days after a Solicitation Document is first advertised. Metro may not consider a protest submitted after the timeline established for submitting such protest under this Rule or such different time period as may be provided in the Solicitation Document. A Written Protest of any Addenda must be submitted by the close of the next business day after issuance of the Addenda.

(3) **Content of Protest.** In addition to the information required by ORS 279B.405(4), a prospective Offeror's Written protest shall include a statement of the desired changes to the Procurement process or the Solicitation Document that the prospective Offeror believes will remedy the conditions upon which the prospective Offeror based its protest.

(4) **Required Metro Response.** Metro shall take the following actions, as appropriate:

(a) Inform the Affected Person in Writing if the protest was not timely filed;

(b) Inform the Affected Person if it failed to meet the requirements of set forth above in section (3) of this Rule and the reasons for that failure;

(c) If the protest was timely filed and provides the information required by section (3) of this Rule, issue a decision in Writing and provide that decision to the Affected Person no less than three (3) business days before Offers are due, unless a Written determination is made by Metro that circumstances exist that require a shorter time limit;

(d) If Metro denies the protest, inform the Affected Person if the decision is final or whether the Procurement Officer has decided to refer the protest to the Local Contracting Board. When the decision is final, the Affected Person must seek judicial review before the Opening of Bids, Proposals or Offers.

(5) **Optional Metro Response.** In addition to the requirements of subsection (4), Metro may do any of the following:

(a) Agree with the protest and take any corrective action necessary;

(b) Issue a Written response to the protest and provide that decision to the Affected Person;

(c) Refer the protest and any response by the Procurement Officer to the Local Contract Review Board for decision;

(d) Take any other action that is in the best interest of Metro while giving full consideration to the merits of the protest, including without limitation, extending Closing if Metro determines an extension is necessary to consider the protest and to issue an Addenda to the Solicitation Document.

(6) **Clarification.** Prior to the deadline for submitting a protest, a prospective Offeror may request that Metro clarify any provision of the Solicitation Document. Metro's clarification to an Offeror, whether orally or in Writing, does not change the Solicitation Document and is not binding on Metro unless Metro amends the Solicitation Document by Addenda.

(7) **Judicial Review.** Judicial review of Metro's decision relating to a Solicitation protest must be in accordance with ORS 279B.405. An Affected Person may not seek judicial review unless it has complied fully with the protest requirements of this section and exercised all administrative appeal rights. Judicial review is not available if Metro withdraws the Solicitation Document that was the subject of the protest.

Stat. Auth.: ORS 279A.065 & ORS 279B.405

Stats. Implemented: ORS 279B.405

47-0740 Protests and Judicial Review of Contract Award

(1) **Generally.** An Offeror may protest the award of a Contract, or the intent to award of a Contract, whichever occurs first, only if the conditions set forth in ORS 279B.410(1) are satisfied. In the case of a Request for Proposals, disagreement with the judgment exercised in scoring by evaluators is not a basis for protest.

(2) **Exhaustion of Remedies.** An Offeror must file a Written protest with the Purchasing Officer and exhaust all administrative remedies before seeking judicial review of Metro's Contract award decision.

(3) **Delivery.** Unless otherwise specified in the Solicitation Document, an Offeror must deliver a Written protest to Metro within seven (7) Days after the award of a Contract, or issuance of the notice of intent to award the Contract, whichever occurs first.

(4) **Content of Protest.** An Offeror's Written protest shall include the following information:

(a) Sufficient information to identify the award that is the subject of the protest;

(b) A detailed statement of all the legal and factual grounds for the protest (see section (1) of this Rule);

(c) Evidence or supporting documentation that supports the grounds on which the protest is based;

(d) A description of the resulting harm to the Affected Person; and

(e) The relief requested.

(5) **Required Metro Response.** Metro shall take the following actions, as appropriate:

(a) Inform the Affected Person in Writing if the protest was not timely filed;

(b) Inform the Affected Person if it failed to meet the content requirements set forth above in section (4) of this Rule the reasons for that failure;

(c) If the protest was timely filed and provides the information required by ORS 279B.410(2), issue a decision in Writing and provide that decision to the Affected Person within a reasonable time of the receipt of the protest;

(d) If Metro denies the protest, inform the Affected Person if the decision is final or whether the Procurement Officer has decided to refer the protest to the Local Contract Review Board.

(6) **Optional Metro Response.** In addition to the requirements of section (5) above, Metro may do any of the following:

(a) Agree with the protest and issue a revised Notice of Intent to award or take any other corrective action that may be necessary to ensure that the Contract is awarded to the appropriate Offeror;

(b) Issue a Written response to the protest and provide that decision to the Affected Person;

(c) Refer the protest and any response by the Procurement Officer to the Local Contract Review Board for decision;

(d) Take any other action that is in the best interest of Metro while giving full consideration to the merits of the protest.

(7) **Judicial Review.** Judicial review of Metro's decision relating to a Contract award must be in accordance with ORS 279B.415 and this Rule. An Affected Person may not seek judicial review of a Contract award unless it has complied fully with the protest requirements of this section. Judicial review is not available if Metro elects not to make an award.

Stat. Auth.: ORS 279A.065 & ORS 279B.410

Stats. Implemented: ORS 279B.410 & ORS 279B.415

47-0745 Protests and Judicial Review of Qualified Products List Decisions

(1) **Purpose.** A prospective Offeror may protest Metro's decision to exclude the prospective Offeror's Goods from Metro's qualified products list under ORS 279B.115. A prospective Offeror must file a Written protest and exhaust all administrative remedies before seeking judicial review of Metro's qualified products list decision.

(2) **Delivery.** Unless otherwise stated in Metro's notice to prospective Offerors of the opportunity to submit Goods for inclusion on the qualified products list, a prospective Offeror must deliver a Written protest to Metro within seven (7) Days after issuance of Metro's decision to exclude the prospective Offeror's Goods from the qualified products list.

(3) **Content of Protest.** The prospective Offeror's protest shall be in Writing and must specify the grounds upon which the protest is based.

(4) **Metro Response.** Metro may not consider a prospective Offeror's qualified products list protest submitted after the timeline established for submitting such protest under this Rule, or such different time period as may be provided in Metro's notice to prospective Offerors of the opportunity to submit Goods for inclusion on the qualified products list. Metro shall issue a Written disposition of the protest in a timely manner. If Metro upholds the protest, it shall include the successful protestor's Goods on the qualified products list.

(5) **Judicial Review.** Judicial review of Metro's decision relating to a qualified products list protest must be in accordance with ORS 279B.420.

Stat. Auth.: ORS 279A.065
Stats. Implemented: ORS 279B.115

47-0750 Judicial Review of Other Violations

Any violation of ORS Chapter 279A or ORS 279B by Metro for which no judicial remedy is otherwise provided in the State Code is subject to judicial review as set forth in ORS 279B.420.

Stat. Auth.: ORS 279A.065
Stats. Implemented: ORS 279B.420

47-0760 Review of Prequalification and Debarment Decisions

- (1) Review of Metro's prequalification and debarment decisions is as set forth in ORS 279B.425.
- (2) The Local Contract Review Board hereby delegates its authority to the Chief Operating Officer for the purposes of receiving notice that a Person has appealed. Upon receipt of the notice the Chief Operating Officer may notify the Person appealing of a time and place of a hearing designed to consider the appeal within thirty (30) Days or a date mutually agreed upon by both parties.
- (3) The Local Contract Review Board delegates its authority to conduct a hearing to the Chief Operating Officer. The Chief Operating Officer may subdelegate the authority to conduct a hearing to any person the Chief Operating Officer deems appropriate, including the Procurement Officer.

Stat. Auth.: ORS 279A.065
Stats. Implemented: ORS 279B.425

47-0800 Amendments to Contracts and Price Agreements

- (1) **Generally.** Metro may amend a Contract reasonably related to the scope of work under the original Contract without additional competition.
- (2) **Contract Increases.** Contract amendments for additional Goods and Services are allowed under the following circumstances, without any additional approvals:
 - (a) The original Contract was issued following a competitive Solicitation or alternative process (e.g. as a Special Procurement or Sole Source Procurement) and unit prices or additive alternates were provided that established the cost basis for the additional Goods or Services and a binding obligation exists on the parties covering the terms and conditions of the additional work;
 - (b) The original Contract was issued pursuant to a declaration of Emergency, in accordance with Rule 47-0280;
 - (c) The additional Goods or Services are required by reason of existing or new laws, rules, regulations or ordinances of federal, state or local agencies, that affect performance of the original Contract;
 - (d) The amendment resolves a bona fide dispute with the Contractor and is within the general scope of the original Contract; or

(e) The aggregate increase resulting from all amendments to the Contract does not exceed twenty-five percent (25%) of the original Contract price. Escalation clauses agreed to in the original Contract (e.g. COLA increases) are excluded from the 25% calculation.

(3) **Limits on Contract Increases; Authority.** If the circumstances set forth in section (2) of this Rule are not applicable, Metro may nonetheless amend a Contract for additional Goods and Services if the amendment is Advantageous to Metro. For Contracts that exceed \$150,000, such a determination shall be made by the Chief Operating Officer prior to authorization of delivery of goods or performance of the services. All Contract Amendments processed under this section (3) shall be treated as an Unauthorized Purchase in accordance with Rule 46-0200.

(4) **Renegotiated Contract.** Metro may renegotiate the terms and conditions of a Contract without additional competition and amend a Contract if it is Advantageous subject to the following conditions:

(a) The Goods or Services to be provided under the amended Contract are the same as the Goods or Services to be provided under the unamended Contract; and

(b) Metro determines that, with all things considered, the amended Contract is at least as favorable to Metro as the unamended Contract; and

(c) The amended Contract does not have a total term greater than allowed in the Solicitation Documents, if any, or if no Solicitation Documents, as described in the sole source notice or the approved Special Procurement, if any, after combining the initial and extended terms. For example, a one-year Contract described as renewable each year for up to four additional years, may be renegotiated as a two to five-year Contract, but not beyond a total of five years.

~~(c)~~ If the circumstances set forth in section (4) of this Rule are not applicable, Metro may nonetheless amend and renegotiate the terms of the Contract if the amendment is Advantageous to Metro and the amendment is approved by the Local Contract Review Board.

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(5) **Small or Intermediate Contracts.** Metro may amend a Contract awarded as a small or Intermediate Procurement pursuant Rule 47-0265 for Small Procurements or Rule 47-0270 for Intermediate Procurements.

(6) **Emergency Contracts.** Metro may amend a Contract awarded as an Emergency Procurement if the Emergency justification for entering into the Contract still exists, and the amendment is necessary to address the continuing Emergency.

(7) **Price Agreements.** Metro may amend or terminate a Price Agreement as follows:

(a) As permitted by the Price Agreement;

(b) As permitted by this Rule;

(c) Metro fails to receive funding, appropriations, limitations, allotments or other expenditure authority, including the continuation of program operating authority sufficient, as determined in the discretion of Metro, to sustain purchases at the levels contemplated at the time of contracting;

(d) Any change in law or program termination that makes purchases under the price agreement no longer authorized or appropriate for Metro's use; or

(e) As otherwise permitted by applicable law.

Stat. Auth.: ORS 279A.065

Stats. Implemented: ORS 279A.065 & ORS 279B.140

47-0820 Records Maintenance; Right to Audit Records

(1) Contractors and subcontractors shall maintain all fiscal records relating to a Contract executed with Metro in accordance with generally accepted accounting principles. In addition, Contractors and subcontractors shall maintain any other records necessary to clearly document:

(a) Contract performance, including, but not limited to, compliance with plans and specifications, compliance with fair contracting and employment programs, compliance with Oregon law on payment of wages and accelerated payment provisions, and any and all requirements imposed on the Contractor or subcontractor under the Contract or subcontract;

(b) Any claims arising from or relating to their performance under a Contract;

(c) Any cost and pricing data; and,

(d) Payment to suppliers and subcontractors.

(2) Such records must be maintained for a period of six years from the date of final completion of the Contract or until the conclusion of any audit, controversy or litigation arising out of or related to a Contract, whichever is longer.

(3) Contractors and subcontractors shall make all their records available to Metro (and its authorized representatives, including but not limited to the staff of any Metro department and the Metro Auditor) within the boundaries of the Metro region, at reasonable times and places regardless of whether litigation has been filed on any claims. If the records are not made available within the boundaries of Metro, the Contractor or subcontractor shall pay all costs for Metro employees, and any necessary consultants hired by Metro, including travel, per diem costs, salary, and any other expenses incurred by Metro in sending its employees or consultants to examine, audit, inspect, and copy those records. If the Contractor elects to have such records outside these boundaries, the costs paid by the Contractor to Metro for inspection, auditing, examining and copying those records are not recoverable costs in any legal proceeding.

(4) Metro and its authorized representatives (including but not limited to the staff of any Metro department and the Metro Auditor) are entitled to inspect, examine, copy and audit the books and records of any Contractor or subcontractor upon request by Metro for any reason, including any documents that may be placed in escrow according to any Contract requirements. The records that may be inspected and copied include financial documents of the Contractor, including tax returns and financial statements. Metro will keep such documents confidential to the extent permitted by Oregon law, subject to subsection 5 below.

(5) Contractors and subcontractors shall disclose the records requested by Metro and agree to their admission as evidence in any proceeding between the parties, including, but not limited to a court proceeding, arbitration, mediation or other alternative dispute resolution process.

(6) In the event that the records disclose that Metro is owed money or establishes that any portion of any claim made against Metro is not warranted, the Contractor or subcontractor shall pay all costs incurred by Metro in conducting the audit and inspection. Such costs may be withheld from any sum due or that becomes due to the Contractor by Metro.

(7) Failure of the Contractor or subcontractor to keep or disclose records as required may result in disqualification as a Bidder or Proposer for future Metro Contracts or may result in a finding that the Contractor or subcontractor is not a Responsible Bidder or Proposer.

METRO
PERSONAL SERVICES CONTRACTING RULES
Procurement Administrative Procedures

SUBJECT:	Requirements and Procedures for the Procurement of Personal Services Contracts
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PURPOSE:	To establish a uniform process for the acquisition of personal services and rules related to the screening and selection of persons to perform personal services
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DEPARTMENT RESPONSIBLE:	Finance Department PROCUREMENT
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DEPARTMENTS AFFECTED:	All Metro Departments
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LEGAL CITATION/ REFERENCE:	ORS 279A.055, 279A.065 and 279A.070
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DATE:	June 15, 2017 <u>October 25, 2018</u>
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I. POLICY STATEMENT

It is the policy of both the State of Oregon and Metro to provide a screening and selection process for the acquisition of personal services that ensures fair and equal opportunity for all contractors interested and qualified to contract with Metro. Full and open competition shall be used to the maximum extent practicable when procuring Personal Service contractors. As required under Metro Code 2.04, Metro Departments are required to adhere to the policies and procedures established in these Administrative Rules.

II. GENERAL GUIDELINES

These Rules identify various contractor screening and selection methods to be used and steps to be followed when procuring personal services.

- A. For procurements over the small purchase threshold and up to \$150,000 in value, an Intermediate procurement method shall be conducted. For procurements over \$150,000 in value, a formal procurement method shall be conducted.
- B. These Rules do not apply to the selection of Architects, Engineers, Photogrammetrists, Transportation Planners, Land Surveyors and providers of Related Services. See Division 48 of Metro's Local Contract Review Board (LCRB) Rules.
- C. Certain LCRB Rules may pertain to personal services procurements (e.g. Division 46 Rules regarding Solicitation Document Templates; Contract Forms and Contract Templates; Contract Administrator Accountability, Unauthorized Purchases, Discrimination; Disqualification, and Cooperative Procurements).
- D. The maximum contract term of a personal services contract is five (5) years unless otherwise approved by the Procurement Officer or limited by these Rules.
- E. Exceptions to these Rules shall only be allowed as authorized and specified in Section XI, Exemptions from Competitive Procurement Requirements.
- F. There may be more than one method to procure desired personal services, so Metro employees are encouraged to work with Procurement Services, and to the extent necessary the Office of the Metro Attorney, to determine the best method for selecting personal services. The Procurement Officer has the authority to waive minor irregularities and discrepancies, or make situational exceptions that will not affect the overall competitiveness or fairness of the solicitation and selection process, and that will provide significant benefit to Metro.

III. DEFINITIONS AND CONCEPTS

- A. **Competitive Range** – A specified number of proposers, as stated in the solicitation document, with whom Metro will conduct discussions and/or negotiations. This number may be decreased if the number of proposers that

submit proposals is less than the specified number, or may be increased by Metro in accordance with LCRB Rule 47-0261.

- B. **Contract** – An agreement between Metro and a contractor describing the work to be performed, the obligations of both parties, etc.
- C. **Department** – A Metro Department, or any unit therein, that has responsibilities for procuring personal services.
- D. **Emergency** – Circumstances that could not have been reasonably foreseen which create a substantial risk of interruption of services or threat to the public health or safety and which require prompt execution of a contract to remedy the situation.
- E. **Exemption** – The process used to allow personal services contract formation outside the formal RFP or Intermediate solicitation procedures.
- F. **Formal** – The procurement process for purchases greater than \$150,000. These Administrative Rules establish three levels of procurement activity defined by increased funding limitations and required oversight. Other levels are “small” and “intermediate”.
- G. **Intermediate** – The procurement process for purchases greater than the small purchase threshold of \$10,000 and less than or equal to \$150,000. These Administrative Rules establish three levels of procurement activity defined by increased funding limitations and required oversight. Other levels are “small” and “formal”.
- H. **Intermediate RFP** – A written solicitation for an intermediate procurement. The intermediate RFP is patterned after the formal RFP process, but with fewer requirements.
- I. **Local Contract Review Board (LCRB)** – The Metro Council acting as the local contract review board pursuant to ORS 279A.060, also known as the Board.
- J. **Multistep RFP** – A formal RFP process that is staged in phases, soliciting technical proposals as a first step, providing the option to conduct interim steps such as Clarification/Discussion phase, followed by a final competitive step.
- K. **Notice** – Announcement and distribution of information regarding a current procurement process by mail, email, or posting to ORPIN.
- L. **Oral Procurement Method** – An alternative Intermediate procurement method for purchases valued at \$150,000 or less that may be conducted orally. The oral procurement method may only be utilized as an exception to the standard, written intermediate process with prior approval of Procurement Services.
- M. **ORPIN** – The Oregon Department of Administrative Services’ Electronic Procurement System, commonly known as the Oregon Procurement Information Network (ORPIN).
- N. **Personal Services** – Services which require specialized skills, knowledge, and resources in the application of technical or scientific expertise, or the exercise of professional, artistic or management discretion or judgment, including, without limitation, services of an accountant, physician, educator, counselors in investment, insurance, advertising, graphics, training, public relations, communications, real estate and property management, information technology or other consultant or artist (including a photographer, filmmaker, painter, weaver, or

sculptor) and contracts for human services. Types of services not listed in this definition may also be classified as “personal services.” The Procurement Officer has the final determination on what constitutes “personal services” on a case by case basis.

- O. **Procurement Officer** – The Metro Director of Finances and Regulatory Services, or the Procurement Manager as his/her delegate.
- P. **Procurement Services** – Refers to the Procurement section of the Finance and Regulatory Services Department of Metro.
- Q. **Proposal** – An offer, binding on the proposer and submitted in response to formal solicitations.
- R. **Proposer** – A person or entity who submits a response to a solicitation.
- S. **Request for Information (RFI)** – A non-competitive process used to gather information, possible approaches, solutions, and technical capabilities from industry experts and organizations. The RFI is designed to gather information that would be used in a subsequent procurement process. No contract award will result from an RFI.
- T. **Request for Proposals (RFP)** – A formal, competitive procurement process used to solicit offers from contractors. The RFP method involves the evaluation and selection of a contractor based upon various factors including, but not limited to the proposer’s expertise, experience, social equity contracting/corporate responsibility, licenses or certifications, work history, understanding of the scope of work and ability to resolve the issue or problem identified within the RFP document while providing a quantified cost for completing the work. RFPs are expected to result in selection of the contractor whose proposal offers the best value.
- U. **Request for Qualifications (RFQ)** – A procurement method that consists of two phases, which is intended to limit respondents for complex projects to only the most qualified; and/or to lessen the cost impact to respondents. Contract award is dependent on both phases being completed. The issuance of an RFQ is the first phase of the process and is used to short list the most qualified (highest scored) respondents. The first phase does not include cost as an evaluation criterion. The second phase is the issuance of a modified RFP to the short listed respondents and generally results in a contract award.
- V. **Small** – The procurement process for purchases less than or equal to \$10,000. These Administrative Rules establish three levels of procurement activity defined by increased funding limitations and required oversight. Other levels are “intermediate” and “formal”.
- W. **Solicitation Document** – A document issued by Metro to invite offers from prospective contractors.
- X. **Statement of Work** – Written detailed description of agreed upon work, typically including performance measures, deliverables and pricing, found in a contract and derived from the solicitation documents to generally describe the desired work objectives.

IV. AUTHORIZATION FOR PROCUREMENT/UNAUTHORIZED PURCHASES

A. Prior Authorization to Conduct Procurement Required

Procurement authorization is required prior to conducting a procurement. Authorization represents Department management approval to expend funds for the project under the Department's adopted or proposed (in the case of a pending program offer) budget.

B. Unauthorized Purchases

Unauthorized Purchases are the purchases of goods or services, including personal services, made without following Metro Procurement requirements or without delegated authority. Processing of payments for Unauthorized Purchases shall be in accordance with LCRB Rule 46-0200.

V. SMALL PROCUREMENT PROCESS FOR PERSONAL SERVICES CONTRACTS

Personal services purchases less than or equal to the small purchase threshold of \$10,000 may be made without soliciting competitive offers. Purchases may not be artificially divided or fragmented in order to reduce the transaction value below the threshold requiring competition.

VI. INTERMEDIATE PROCUREMENT PROCESS FOR PERSONAL SERVICES CONTRACTS

A. General Information

1. Metro may utilize an Intermediate procurement process for the selection and award of Personal Service contracts over \$10,000 and up to and including \$150,000 in value.
2. Metro must solicit from a minimum of three vendors (when available) who can reasonably be expected to provide the services. Solicitation shall be through issuance of a written, intermediate RFP, although in some cases an oral procurement method may be approved. See Section VI(C) below for more information regarding the oral procurement method.
3. Metro is required to directly solicit at least one minority-owned business, one woman-owned business, one business that a service-disabled veteran owns and one emerging small business. See the Metro Equity in Contracting Administrative Rules for more information regarding compliance.
4. Intermediate proposals should be solicited from entities that can reasonably be expected to perform the required services. Metro uses ORPIN as a primary tool for contacting proposers. In the event a potential contractor is not registered on ORPIN, Metro may email or otherwise directly distribute the intermediate RFP to such potential contractor.
5. An intermediate RFP solicitation may be canceled at any point in time prior to contract execution if it is determined to be in the best interest of Metro.
6. There is no protest process for Intermediate procurements.
7. Metro shall retain Intermediate procurement information in accordance with State and Metro record retention requirements, including:
 - a. The date advertised on ORPIN and/or a record of all proposers contacted;

- b. The original written solicitation document and any addenda. If the Department received prior approval from the Procurement Officer to do an oral procurement method, a summary of the oral information provided by Metro; and
 - c. Scoring summaries, documentation and notice letters.
 - 8. Metro may award contracts to more than one vendor with a single Intermediate procurement process. The total value of all contracts issued under an Intermediate solicitation may not exceed \$150,000.
- B. Written Solicitations Required for Intermediate Personal Services Procurements
- 1. The intermediate RFP is a written solicitation process. The Intermediate solicitation process can be conducted simply or can be structured with multiple steps to address complex requirements.
 - 2. Intermediate RFPs shall be procured using template solicitation documents provided by Procurement Services. The content shall include:
 - a. A clear and concise scope of work identifying deliverables, including what, when, where, and potentially how the personal services will be provided.
 - b. Performance measures, if applicable, to assess receipt of satisfactory services.
 - c. Notice of whether multiple contracts are expected to be awarded.
 - d. The period of time for contract performance.
 - e. A statement that the contract(s) will be awarded to the responsive, responsible proposer(s) with the highest scoring intermediate proposal(s).
 - f. All minimum requirements, such as required contractor licenses, insurance, etc.
 - g. The time and location of a pre-proposal meeting, if applicable.
 - h. Any evaluation factors Metro will consider when making the award, including (without limitation): (i) a list of all criteria (e.g. cost) to be used to evaluate intermediate proposals; (ii) the points assigned to each criterion; and (iii) the minimum total score that must be achieved (if any) to be eligible for contract award.
 - i. The questions to which proposers must respond and any additional information or documents that must be submitted.
 - 3. Metro shall respond in writing to questions received, providing any clarifications or changes to all proposers who were sent the intermediate RFP.
 - 4. Any changes or addenda to the intermediate RFP documents must be provided to all proposers who received the original solicitation. Those proposers must be notified in the same manner and method used for the notification of the original solicitation or as otherwise specified in the intermediate RFP.
 - 5. Evaluation and Scoring Intermediate Proposals

Metro must describe the evaluation process that will be utilized to score intermediate proposals in the solicitation document. Metro may choose to establish an evaluation committee with various experts from within and outside

Metro. For contracts under \$50,000 there is no required minimum number of evaluators on the panel. Contracts over \$50,000 shall be evaluated by at least 3 evaluators. The Procurement Officer must approve in advance the composition of any evaluation committee that does not comply with the above requirements. To maintain a fair and consistent process, all intermediate proposals should be evaluated by the same evaluators and in the same manner.

C. Process for Using Oral Procurement Method

1. In cases where the Department and Procurement Officer reasonably conclude that a written Intermediate solicitation process will not result in a robust, competitive procurement, an Intermediate procurement may be via an oral procurement method. A previous failed written intermediate RFP is an example of when an oral procurement method may be appropriate, although a previously failed procurement is not a prerequisite for applying the exception.
2. If preapproved by the Procurement Officer, the oral procurement method procurement must be documented in a form provided by Procurement Services. Use of emails or other written correspondence is also allowable; when used this documentation should be retained in the Procurement File.
3. The Department shall develop a written description of vendor services to be performed and evaluation criteria that will be used to evaluate oral offers.
4. To ensure consistency and fairness, Metro shall present each vendor with the same information. The information provided to vendors may include:
 - a. Description of work
 - b. Estimated cost
 - c. Performance schedules
 - d. Deliverables/outcomes
 - e. Performance requirements
 - f. Minimum contractor qualifications
 - g. Performance measures
 - h. Sustainability considerations
 - i. Equity in contracting considerations

VII. FORMAL PROCUREMENT PROCESS FOR PERSONAL SERVICES CONTRACTS

A formal procurement process, such as an RFP, must be used to competitively acquire Personal Services contracts over \$150,000. A clear and concise RFP or other appropriate solicitation promotes full and open competition, enables proposers to offer innovative solutions, and allows Metro to determine which proposal offers the best value.

A. Formal Procurement Solicitation Types

The formal procurement methods include, but are not limited to the following types of competitive solicitations:

1. A basic RFP that provides for determination of contractor award(s) based solely on the ranking of proposals.
2. An RFP that results in serial negotiations beginning with the highest ranking proposer or competitive simultaneous negotiations with eligible proposers.
3. A multistep RFP designed to identify, at each level, a class of proposers determined to be within competitive range, or to otherwise eliminate from consideration a class of lower ranked proposers.
4. A multistep or two-step RFP that initially solicits unpriced technical proposals and subsequently invites proposers whose technical proposals are determined to be qualified under the criteria set forth in the RFP to submit price proposals.

B. Solicitation Document Content

The solicitation document must include the following:

1. A statement of work, including a clear description of the services to be provided, standards by which performance of the services will be measured, and conditions affecting delivery of the services.
2. Minimum standards and qualifications required to be met by the proposers to be eligible to provide the services such as licensing, experience, etc. Minimum requirements should be carefully established so that qualified vendors are not inadvertently precluded from proposing. It is not necessary in all cases to establish minimum requirements.
3. Information required to be submitted as part of the proposal to support proposer capability, such as references showing experience providing the same or similar services, copies of license(s), etc.
4. Notice of pre-proposal meeting, if any, including date, time, place and whether the meeting is mandatory or optional.
5. The evaluation process factors Metro will consider when making the award, including (without limitation): (i) a list of all criteria (e.g. cost) to be used to evaluate proposals; (ii) the points assigned to each criterion; and (iii) the minimum total score that must be achieved (if any) to be eligible for contract award~~The evaluation process and criteria to be used to select the contractor(s), including the weight or points applicable to each criterion.~~
6. Identification of oral interviews, demonstrations, or other additional procurement process that may be contemplated, along with a description of the purpose of the process, the criteria for selecting proposers to participate, and how the process will affect the scoring.
7. The proposal structure, such as page limitations, content organization, supplemental information, and limitations, etc.
8. A copy of Metro services contract (or other contract if approved by the Office of Metro Attorney) that will be applicable to the resultant contract(s).
9. A description of minimum insurance requirements and, if applicable, a statement that insurance requirements may be increased or decreased depending on the solution proposed.

C. Advertisement, Public Notice, and Solicitation Documentation

Public notice of a formal procurement must be made at the time a solicitation is issued. Metro will post notice of the procurement on ORPIN, where potential proposers can download the solicitation documents. Metro may give additional notice using any method appropriate to foster and promote competition, including:

1. Advertise the procurement in a publication of general circulation and in as many other publications as may be appropriate.
2. Printing copies of the solicitation, upon request, available for pick-up at the Procurement Services office.
3. Mailing or emailing the solicitation document or notice of procurement to the mailing list provided by the Department.
4. Providing copies of the solicitation document to other interested parties, as requested.

D. Addenda

1. All changes to a solicitation must be formalized by the issuance of a written addenda. Except to the extent justified by a countervailing public interest, Metro may not issue addenda less than 72 hours before the closing unless the addenda also extends the closing.
2. Metro may notify prospective proposers of addenda in a manner intended to foster competition and to make prospective proposers aware of the addenda. The original solicitation document must specify how Metro will provide notice of addenda and how Metro will make the addenda available before closing

E. Proposer Questions, Requests for Clarification/Change, and Protests of Specifications

The solicitation document shall require proposers to submit in writing to Procurement Services all questions, protests of specifications or requests for clarification or change to the solicitation. Questions may also be presented verbally at a pre-proposal meeting. All questions, requests for change or protests of specifications must be received by Metro by the date and time, and in the manner stated in the solicitation. If a change or substantive clarification is necessary, Metro will issue a written addenda by the date required in the solicitation.

F. Pre-Proposal Conference

1. A pre-proposal conference allows prospective proposers to meet with Metro after the solicitation is issued in order to discuss the procurement and obtain greater understanding of the requirements.
2. If held, the pre-proposal conference may be mandatory or optional. If mandatory, only proposers who have a representative attend and sign the attendance roster at the pre-proposal conference may submit a proposal. Mandatory pre-proposal conferences should be required only where there is a compelling reason to have all those who plan to propose be present. Requiring a mandatory conference may result in a qualified proposer being unable to participate if the proposer failed to receive a copy of the solicitation document or inadvertently missed the conference. All information regarding time,

location, and whether the pre-proposal conference is optional or mandatory must appear in the solicitation document and in all advertisements.

G. Rules Governing Receipt of Proposals

1. Proposers are responsible for delivering sealed proposals to the Metro by the date and time specified in the solicitation.
2. Metro is responsible for receiving, time-stamping, and enforcing the submittal deadline for each proposal.
3. The Metro time-stamp shall be used to determine the timeliness of a proposal submission.
4. Metro shall record and make available the identity of all proposers as part of Metro's public records after the proposals are opened. Notwithstanding ORS 192.410 to 192.505, proposals are not required to be open for public inspection until after the notice of intent to award a contract is issued.
5. If, on the date proposals are due, Metro is officially closed for part or all of the day, preventing delivery of proposals, then the due date will automatically extend to the next business day that Metro is re-opened for business, at the same time as indicated in the solicitation. Closure may be due to inclement weather or other unplanned and unforeseen exigencies.

H. Evaluation Committee

1. Metro shall establish an evaluation committee comprised of at least three (3) members to evaluate proposals.
2. Committee members must not have a conflict of interest with any person or organization responding to the procurement.
3. The Procurement Officer must approve in advance the composition of any evaluation committee that does not comply with the above requirements.

I. Proposal Evaluation and Selection of Contractor(s) for Award

Purpose: A proposal evaluation process is conducted to determine which proposal offers the best overall value in accordance with criteria set forth in the solicitation. The following procedures outline the proposal evaluation process.

1. Evaluation of Proposals:
 - a. Proposal evaluators shall evaluate and score proposals using only the evaluation method described in the solicitation. Evaluator comments and scores shall be documented on the evaluation score sheets and forms provided. Evaluators should be cautioned that information contained on the rating sheets will become public information and evaluators should be identified only by alpha designations and not by name or by signature.
 - b. Metro may seek clarification of any proposal. Information obtained shall be shared with all evaluators and all such contacts with proposers seeking clarification shall be documented.
 - c. The evaluation committee may consult with Metro employees who have technical expertise in a specific area of evaluation such as finance or budget.

- d. If the solicitation requires proposers to provide references and other supporting documentation (such as previous work history, projects that are similar to the one proposed) these references may be checked by the project manager, or a person(s) designated by the project manager and/or evaluation committee. Metro is not restricted to using only those references provided by the proposers, but may also check other references as they become available through the original reference check or as provided by the proposer during the interview phase. Comments and information provided by the reference checks will be documented, shared with the evaluation committee members, and become a part of the permanent procurement file.

2. Conducting Interviews

- a. After deliberation and discussion of the written proposals, the evaluation committee may not be able to determine a single apparent successful proposer and thus may elect to focus on only a limited number of the highest scored proposals by developing a “short list” based on the scores from the written proposals. The number of proposals on the “short list” will depend upon whether the committee believes such proposals have a reasonable chance of receiving the award.
- b. Interviews or presentations will be conducted as indicated in the solicitation document. Each proposer will be allowed an equal amount of time for their interviews or presentations and will be treated fairly and equitably by Metro. The project manager and the Evaluation Committee will discuss each proposal on the short list and will (i) determine which areas of their proposal may need clarification, (ii) develop interview questions for each proposer, and (iii) provide the agenda and questions far enough in advance of the oral interviews to allow the proposers enough time to adequately prepare and to make reasonable travel arrangements.
- c. The evaluation committee will utilize the scoring method identified within the solicitation document as they proceed to score the interview; interview scores will either stand alone, or the scores for the written proposals will be adjusted according to the procedure stipulated in the solicitation document.

3. Completing the Evaluation

- a. If Metro determines after the scoring of proposals that two or more proposers are equally qualified, Metro may select a candidate through any process that Metro believes will result in the best value for Metro taking into account the scope, complexity, and nature of the personal services. The process shall instill public confidence through ethical and fair dealing, honesty, and good faith on the part of Metro and proposers, and shall protect the integrity of the public contracting process. Once a tie is broken, Metro and the selected proposer shall proceed with negotiations.
- b. If it is recommended that a proposer other than the highest scoring proposer(s) be awarded, the contract award must be approved by the Metro Chief Operating Officer. In such event, the following information shall be submitted to support the recommendation:
 - i. A detailed explanation of the reasons for award recommendation and justification for deviating from required procedures.

- ii. Findings that the award procedure does not violate any applicable law or regulation.
- iii. A statement that explains why the proposed award would be in the best interest of the public and Metro.

4. Contract Negotiation and Development

After determining the highest scoring proposer, Metro shall enter into and complete contract negotiations with the selected proposer(s) as provided for in the solicitation document:

5. Contractor Notification and Protest

- a. Following verification of contractor award selection, and only after contract negotiations have concluded, Metro shall provide proposers with notice of intent to award the contract(s). Such notice shall be via the method identified in the Solicitation documents. The notification date will establish the beginning of the protest period. In the event that contract negotiations are prolonged, Procurement Services may informally notify the proposers that a selection has been made before the formal notice of intent to award the contract is distributed.
- b. Protests of contract award shall be received by Procurement Services and reviewed with the Department and the Metro Attorney. The Procurement Officer shall respond in a timely manner to any valid protests received.

6. Special Circumstances

a. Proposal Modification or Withdrawal

A proposer may modify or withdraw its proposal as described herein. A record of withdrawal or modification of a proposal by the proposer shall be kept in the Procurement File.

i. Proposal Modification

- (1) A proposer may modify its proposal by submitting a proposal modification request to Procurement Services in writing prior to the date and time that proposals are due.
- (2) Any modification shall include the proposer's statement that the modification amends and supersedes the prior proposal and must be identified as such including the solicitation number.

ii. Proposal Withdrawal

A proposer may withdraw its proposal by written notice signed by an authorized representative of the proposer and delivered to Procurement Services prior to the date and time that proposals are due.

iii. Late Modification or Withdrawal of a Proposal

A proposer's request for modification of a proposal received after the due date and time stated in the solicitation document is late and may not be considered. A proposer's request for withdrawal of a proposal received after the due date and time stated in the solicitation document may not be considered.

b. Cancellation, Rejection, Delay, or Suspension of a Procurement

- i. Any procurement may be canceled or any or all proposals may be rejected in whole or in part, as determined by the Procurement Officer, when the cancellation or rejection is deemed to be in the best interest of Metro. The reason for the cancellation or rejection shall be made part of the Procurement File. Metro shall not be liable to any proposer or its subcontractor(s) for any loss or expense caused by or resulting from the cancellation or rejection of a procurement.
- ii. Any procurement may be delayed or suspended, as determined by the Procurement Officer, when the delay or suspension is in the best interest of Metro. Metro shall make the reasons for the delay or suspension part of the Procurement File. Metro shall not be held liable to any proposer or its subcontractor(s) for any loss or expense caused by or resulting from the delay or suspension of the procurement.
- iii. If a procurement is canceled prior to the proposal due date, Procurement Services shall provide written notice of cancellation in the same manner as was used for the notice of the procurement except that advertisement of a cancellation is not required.
- iv. If a procurement is canceled prior to the proposal due date, all proposals that were received prior to the solicitation close will be returned unopened to the proposer(s).
- v. If a procurement is canceled after the proposal due date, proposals may either be returned to the proposer(s) or kept in the Procurement File.
- vi. If all proposals are rejected, all proposals shall be kept in the Procurement File.

VIII. REQUEST FOR INFORMATION

Metro may consider using a Request for Information (RFI) process to solicit preliminary information from the marketplace or to assess the availability of a desired service. An RFI is not a source selection method to procure services; however, information received in response to an RFI may be used to develop a statement of work for an RFP that may be subsequently issued. Responses to an RFI will be reviewed but not scored and no contract award(s) shall be made.

Interested parties will be asked to respond with some or all of the following information depending on the circumstances:

- A. Their interest in providing the service or solution to a problem.
- B. A brief description of past experience providing similar services or solutions.
- C. A description of services offered that will meet the needs of Metro.
- D. Any potential problems or risks Metro may encounter in utilizing the service or implementing the solution, along with suggestions to mitigate potential problems or reduce risk.
- E. An estimated price range to provide the proposed services.
- F. An estimated timeframe to complete the project, if applicable.

IX. NEGOTIATIONS

- A. One of the particular advantages of the RFP process is the ability of Metro to negotiate with the successful proposer to provide services at the price level that provides Metro with the best fair market value. The importance of negotiating with the selected proposer in order to obtain the best possible value for Metro and thereby assuring the best use of public funds cannot be overemphasized. During the negotiations, Metro will in good faith dedicate the necessary time and effort in order to reach a final agreement with the selected proposer. Negotiations typically occur prior to Metro issuing its notice of intent to award so that Metro may rely on the public record exemptions provided for under ORS 279B.060(6).
- B. Following principled negotiation efforts, if agreement with the highest scoring proposer cannot be reached within a reasonable period of time, Metro may, in its sole discretion, terminate negotiations and thereby reject the highest scored proposal. Metro may then attempt to reach a final agreement with the second highest scoring proposer and may continue on, in the same manner, with remaining proposers until an agreement is reached. If negotiations with any proposer do not result in a contract within a reasonable period of time, as determined by Metro in its sole discretion, Metro may cancel the particular formal solicitation. Nothing in these Rules precludes Metro from proceeding with a new solicitation.

X. PROTESTS

- A. A proposer may protest a formal contract award, or notice of intent to award a contract over \$150,000, as follows:
 - 1. A proposer may protest the award of a contract, or the notice of intent to award a contract, whichever occurs first, if:
 - a. The proposer is adversely affected because the proposer would be eligible to be awarded the contract in the event that the protest were successful; and
 - b. The protest is based on at least one of the following reasons:
 - i. All higher scoring proposals are non-responsive.
 - ii. The proposal evaluation process was not conducted in accordance with the criteria or method described in the solicitation document.
 - iii. Metro has abused its discretion in rejecting the protestor's proposal as non-responsive.
 - iv. The proposal evaluation process is in violation of applicable rule or law.
 - 2. The evaluator's judgment applied in the scoring of proposals, including the use of outside expertise, is not a permitted basis for protest.
- B. A proposer may protest its exclusion from the competitive range or exclusion from a tier or step of formal competition if the proposer:
 - 1. Submitted a responsive offer.
 - 2. Is deemed responsible.

3. Establishes that but for a substantial violation of a provision in the solicitation document or of an applicable procurement statute or administrative rule, the protesting proposer would have been included in the competitive range or in the next tier or step of competition.
- C. A proposer may appeal a decision that the proposer is not qualified under an RFQ process if the proposer can establish that it complied with all of the following conditions:
1. Submitted a responsive offer.
 2. Is deemed responsible.
 3. Establishes that but for a substantial violation of a provision in the solicitation document or of an applicable procurement statute or administrative rule, the protesting proposer would have been included in the competitive range or in the next tier or step of competition.
- D. Unless otherwise specified in the solicitation document, a proposer shall deliver its written protest to the Procurement Officer by close of business within seven (7) calendar days after the date shown on the notice of the decision that is the subject of the protest.
- E. The protest must specifically state the reason for the protest, identify how its proposal or the winning proposal was mis-scored or show how the selection process deviated from that described in the solicitation document, and identify the remedy requested.
- F. Depending upon the substance of the protest, the Procurement Officer has a number of options available in resolving the protest. The Procurement Officer may: 1) waive any procedural irregularities that had no material effect on the selection of the proposed contractor; 2) invalidate the proposed award or amend the award decision; 3) request the evaluation committee re-evaluate any proposal; 4) develop an entirely new evaluation committee and re-evaluate the proposals; or 5) cancel the solicitation and begin again to solicit new proposals. In the event the matter is returned to the evaluation committee, the Procurement Officer shall issue a notice canceling the notice of intent to award.
- G. Decisions of the Procurement Officer are final and conclude the administrative appeals process. Any further redress sought by the proposer must be pursuant to state law.

XI. EXEMPTIONS FROM COMPETITIVE PROCUREMENT REQUIREMENTS

A. Exemptions by Rule

The services listed in paragraphs 1 through 9 below are designated as Personal Service and are exempt from competitive procurement requirements set forth in these Administrative Rules.

1. Contracts for the modification by the licensor of intellectual property licensed to Metro.
2. Contracts for legal services (e.g. expert witnesses, outside legal counsel, and bond counsel), if approved by the Metro Attorney.

3. Contracts with speakers, lecturers and performing artists (whether vocal, instrumental, or visual) to provide a paid speech, lecture, or performance for an audience determined by Metro.
4. Contracts in which the rates for the services being purchased are established by federal, state, county, or other local regulatory authority where an alternate selection process has been approved in advance by the Procurement Officer.
5. Contracts for which a non-Metro funding source (e.g. a grant or contract awarded by a government agency or private foundation) identifies the contractor in the funding award or makes a funding award conditioned upon the service being performed by a specific contractor.
6. Contracts for determining any prospective or current Metro employee's ability to work or return to work.
7. Contracts for processing any claim for workers' compensation benefits.
8. Contracts for determining any reasonable accommodation that may be made to any job classification at Metro.
9. Contracts for services provided by those in the medical community including, but not limited to, doctors, physicians, psychologists, nurses, veterinarians, laboratory technicians and those with specific license or unique skill to administer treatments for the health and well-being of people or animals.
10. Contracts for services when the contractor is a not-for-profit organization and where both parties share in the decision making process work together to define a scope of work, contribute resources, share responsibilities, and accept risk and benefits.

~~40-11.~~ [Contracts for services otherwise described as Class Special Procurements and authorized by LCRB Rule 47-0288.](#)

B. Specific Exemptions from the Competitive Procurement Requirements:

1. Sole Source Contractor Exemption

A sole source procurement is one that awards a contract without an open competitive environment. It is a declaration that the personal services being contracted for are of such a unique nature, or the contractor possesses such a singular capability to perform the work that proceeding without competition is likely to provide a significant benefit to Metro. Contracting by this method requires complete explanation and justification of: 1) the unique nature of the services; 2) the unique qualifications of the contractor; and 3) the basis upon which it was determined that there is only one known contractor able to meet the service needs.

The Procurement Officer is authorized to approve sole source requests. However, sole source procurements greater than \$50,000 will require a public notice be posted on ORPIN for at least seven (7) calendar days prior to the award. Contractors who feel they are adversely affected by the award of the sole source procurement will have seven (7) calendar days from the issuance of the sole source notice to file a protest in accordance with Section X.D of these Administrative Rules. If a protest is received, the matter must be resolved before the Procurement Officer will review the Sole Source Request.

2. Emergency Exemption

Metro may award a contract as an emergency procurement without the use of competitive proposals if circumstances exist that (i) could not have been reasonably foreseen, (ii) create a substantial risk of loss, damage or interruption of services or a threat to property, public health, welfare or safety, and (iii) require prompt execution of a contract is required to remedy the situation.

The authority to declare an emergency and authorize an emergency procurement is as follows:

- a. The Procurement Officer may declare the existence of an emergency and authorize Metro or any of its Departments to enter into an emergency contract under \$150,000;
- b. The director of a Department may declare the existence of an emergency and authorize that Department to enter into an emergency contract under \$150,000 only if the Procurement Officer is not available when the contract needs to be executed.
- c. The Chief Operating Officer may declare the existence of an emergency and authorize emergency contracts that exceed \$150,000.

XII. AMENDMENTS TO PERSONAL SERVICES CONTRACTS

- A. A Department shall have authority to authorize an amendment to a contract for personal services in any amount to add additional services which are reasonably related to the scope of work under the original contract without competitive procurement, subject to the following conditions:
 1. The original contract was let by formal procurement process and cost per unit of services was provided for in the original proposal that establishes the cost basis for additional services; or
 2. The original contract was let pursuant to a declaration of emergency; if the emergency justification for entering into the contract still exists and the amendment is necessary to address the continuing emergency; or
 3. The additional services are required by reason of existing or new laws, rules, regulations, or ordinances of federal, state, or local agencies that affect performance of the original contract; or
 4. The aggregate increase resulting from all amendments to such personal services contract does not exceed twenty-five percent (25%) of the original contract price. Escalation clauses agreed to in the original contract (e.g. COLA increases) are excluded from the 25% calculation.
- B. If the conditions in ~~XII.XII~~ A.1-A.4 do not apply, Metro may still amend a personal services contract upon finding that the amendment is advantageous to Metro. For contracts \$150,000 and under the Procurement Officer has the authority to approve the amendment. For contracts over \$150,000 the Metro Chief Operating Officer has the authority to approve the amendment.
- C. Notwithstanding the limit set forth in ~~XII.XII~~ A.4, (i) contracts awarded as small procurements may be amended to increase the contract price to \$10,000 or one hundred twenty-five percent (125%) of the original contract price, whichever is greater and (ii) contracts awarded as a intermediate procurements may amended

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to increase the total contract price to \$150,000 or one hundred twenty-five percent (125%) of the original contract price, whichever is greater.

- D. Any amendment increasing the contract amount beyond the thresholds set forth in this section, or any amendment that has not received the required authorization, will be treated as an unauthorized purchase and will be subject to the provisions of LCRB Rule 46-0200.

XIII. IMPLEMENTATION AND INTERPRETATION

Any questions relative to the intent or application of these Administrative Rules should be directed to the Procurement Officer who is delegated the responsibility for interpreting and implementing these procedures.

SUBCONTRACTOR EQUITY PROGRAM

Metro's Subcontractor Equity Program is intended to incorporate the standards for good faith efforts described in ORS 200.045. The purpose of the Subcontractor Equity Program is to provide equitable opportunities for COBID Certified Businesses to participate in subcontract opportunities created through Metro public improvement contracts.

Prime contractors who intend to subcontract any portion of the project work are required to fulfill the following actions in order to comply with the Subcontractor Equity Program:

- A. Contractor contacts all COBID Certified Businesses who attend the project's presolicitation or prebid meeting and who indicated an interest in any subcontracting to solicit bids for subcontracting or material supply opportunities;
- B. Contractor identifies and selects specific economically feasible units of the public improvement contract that COBID Certified Businesses may perform in order to increase the likelihood that COBID certified subcontractors will participate in the public improvement contract;
- ~~C. Contractor advertises the project subcontracting opportunities in general circulation publications, trade association publications and publications that serve an audience or readership that consists primarily of minorities, women, service-disabled veterans and emerging small businesses;~~
- D. Contractor provides written notice of the subcontracting opportunities to a reasonable number of specific COBID Certified Businesses in sufficient time to allow such enterprises or businesses to participate effectively;
- ~~E. Contractor follows up on initial solicitations of interest to determine with certainty whether the COBID certified businesses are interested in the subcontracting opportunities on its initial solicitations of interest by contacting the enterprises or businesses to which the bidder or proposer provided notice to determine with certainty whether the enterprises or businesses are interested in the subcontracting opportunities;~~
- F. Contractor provides interested COBID Certified Businesses with adequate information about plans, specifications and requirements for subcontracting or material supply work in connection with the public improvement contract;
- G. Contractor negotiates with interested COBID certified subcontractors, and does not without justifiable reason reject as unsatisfactory bids or proposals that COBID enterprises or businesses prepare;
- H. Contractor advises and assists interested COBID certified subcontractors to obtain, when necessary, bonding, lines of credit or insurance that the contracting agency or contractor requires; and
- I. Contractor uses the services of minority community organizations, minority contractor groups, local, state and federal minority business assistance offices and other organizations that Metro identifies as

providing assistance in recruiting COBID Certified Businesses for participation in public improvement contracts.

The Procurement Officer shall determine if any offer or proposal complies with requirements of the Subcontractor Equity Program. If the Subcontractor Equity Program documentation submitted by the offeror fails to substantially comply with the requirements of the solicitation document, the bidder/proposer shall be deemed non-responsible and shall be rejected by the Procurement Officer.

Contractor is required to complete a monthly utilization report tracking progress toward the subcontracting plan outlined in the offer. Compliance with the Subcontractor Equity Program must be maintained during the entire period of the contract. Non-compliance may constitute a breach of contract.

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 18- [INSERT NUMBER], FOR THE PURPOSE OF AMENDING METRO'S CONTRACTING AND PROCUREMENT ADMINISTRATIVE RULES

Date: October 25, 2018

Prepared by: Gabriele Schuster,
Procurement Manager, Ext 1577

BACKGROUND

The Metro Local Contract Review Board has adopted administrative rules that direct the process by which Metro contracts for goods and services, personal services and construction services. The last significant changes to the contracting and procurement administrative rules were in June of 2017. Staff has since been monitoring rules for effectiveness to Metro procurements and has identified areas in the rules which would benefit from minor administrative updates.

Of particular note, staff is recommending updating the Metro Equity in Contracting rules to make certain clarifications to the Subcontractor Equity Program.

Section C of the Subcontractor Equity Program requires the prime contractor to advertise bidding opportunities. This requirement should only apply to CM/GC (construction manager/general contractor) contracts and is inconsistent with sections A, B and D of the Subcontractor Equity Program within the Invitation to Bid which require contractors to contact COBID certified firms directly and submit a COBID subcontractor plan at the time of bidding.

In order to enforce the submitted subcontractor plan, staff is also recommending adding a required monthly utilization report for tracking the progress toward the COBID certified firm participation.

ANALYSIS/INFORMATION

1. **Known Opposition.** None known.
2. **Legal Antecedents.** Oregon Revised Statutes Chapter 279 A,B,C. Metro LCRB Rules Division 47, Metro Personal Services Contracting Rules, Metro Equity in Contracting Rules
3. **Anticipated Effects.** Revises Metro's contracting and procurement administrative rules to correct discrepancies and increase effectiveness.
4. **Budget Impacts.** None.

RECOMMENDED ACTION

Staff recommends adoption of the revised contracting and procurement administrative rules by the Metro Local Contract Review Board.

Agenda Item No. 5.2

**Resolution No. 18-4941, For the Purpose of Authorizing an Exemption
From Competitive Bidding and Procurement of Construction Manager
General Contractor Services By Competitive Request for Proposals for
Antoinette Hatfield Hall Roof Replacement and Parapet Repair**

Resolutions

Metro Council Meeting
Thursday, October 25, 2018
Metro Regional Center, Council Chamber

BEFORE THE METRO CONTRACT REVIEW BOARD

FOR THE PURPOSE OF AUTHORIZING)
AN EXEMPTION FROM COMPETITIVE) RESOLUTION NO. 18-4941
BIDDING AND PROCUREMENT OF)
CONSTRUCTION MANAGER) Introduced by Chief Operating Officer
GENERAL CONTRACTOR SERVICES) Martha Bennett in concurrence with
BY COMPETITIVE REQUEST FOR) Council President Tom Hughes
PROPOSALS FOR ANTOINETTE)
HATFIELD HALL ROOF)
REPLACEMENT AND PARAPET)
REPAIR)

WHEREAS, the Metro Exposition and Recreation Commission (MERC) intends to replace the roof and repair the parapet at Antoinette Hatfield Hall located at 1111 SW Broadway, Portland, Oregon (the "Hatfield Improvement Project"); and

WHEREAS, ORS 279C.335 and Metro Local Contract Review Board Administrative Rule ("LCRB Rule") 49-0130 require that all Metro public improvement contracts shall be procured based on competitive bids, unless exempted by the Metro Council, sitting as the Metro Contract Review Board; and

WHEREAS, Metro LCRB Rule 49-0620(1) authorizes the Metro Contract Review Board to exempt a public improvement contract from competitive bidding and direct the appropriate use of alternative contracting methods that take account of market realities and modern innovative contracting and purchasing methods, so long as they are consistent with the public policy of encouraging competition, subject to the requirements of ORS 279C.335; and

WHEREAS, replacement of the roof and repair of the parapet at the Antoinette Hatfield Hall is planned for Metro fiscal years 2019 and 2020; and

WHEREAS, ORS 279C.335(4)(c) and ORS 279C.337 require that CM/GC Services be procured in accordance with the administrative rules adopted by the Oregon State Attorney General and further set forth in LCRB Rule 49-0690; and

WHEREAS, said statute and rule require that the Metro Contract Review Board hold a public hearing and adopt written findings establishing, among other things, that the exemption of a public improvement contract from competitive bidding is unlikely to encourage favoritism in the awarding of public improvement contracts; said exemption is unlikely to substantially diminish competition for public improvement contracts; and that said exemption will likely result in substantial cost savings to Metro; now therefore

BE IT RESOLVED THAT THE METRO CONTRACT REVIEW BOARD:

1. Exempts from competitive bidding the procurement and award of a CM/GC public improvement contract for the repair of the parapet and replacement of the roof of the Antoinette Hatfield Hall.
2. Adopts as its findings in support of such exemption the justification, information and reasoning set forth on the attached Exhibit A, which is incorporated herein by reference as if set forth in full; and
3. Authorizes the Chief Operating Officer to:
 - 3.1 Prepare a form of Request for Proposals for Construction Management/ General Contractor services that includes as evaluation criteria for contractor selection: the contractor's proposed contract management fees for pre-construction services, contractor's proposed overhead and profit costs for construction services, contractor's demonstrated complex public improvement project experience and expertise, the contractor's demonstrated Construction Manager General Contractor project experience, the contractor's record of completion of projects of similar type, scale and complexity, the contractor's demonstrated quality and schedule control, the contractor's experience in incorporating sustainability construction practices and design into projects, and the contractor's demonstrated commitment to workforce diversity and record of use of subcontractor businesses Certified by the Office of Business Inclusion and Diversity (COBID) and any other criteria to ensure a successful, timely, and quality project, in the best interest of Metro and in accord with ORS 279C.335(4)(c) and LCRB Rule 49-0690; and
 - 3.2 Following the approval of said form of Request for Proposals and Contract by the Office of the Metro Attorney, to issue such approved form, and thereafter to receive responsive proposals for evaluation; and
 - 3.3 Following evaluation of the responses in the Request for Proposals, authorizes the Chief Operating Officer to execute a contract with the most advantageous proposer to perform roof replacement and repair of parapet at the Antoinette Hatfield Hall.

ADOPTED by the Metro Council this _____ day of October, 2018.

Tom Hughes, Council President

Approved as to Form:

Nathan A. S. Sykes, Acting Metro Attorney

EXHIBIT A

Findings in Support of an Exemption from Competitive Bidding and Authorizing the Procurement by RFP of General Construction Services for Antoinette Hatfield Hall Roof Replacement and Parapet Repair

Pursuant to ORS 279C.335(2) and (4), and Metro Code Section 2.04.054(c), the Metro Contract Review Board makes the following findings in support of exempting the procurement of the Antoinette Hatfield Hall Roof Replacement and Parapet Repair from competitive bidding, and authorizing use of an RFP solicitation for a Construction Manager General Contractor (CM/GC) public improvement construction contract:

A. The exemption is unlikely to encourage favoritism or substantially diminish competition.

The Metro Contract Review Board finds that exempting the procurement of the construction of the Antoinette Hatfield Hall Roof Replacement and Parapet Repair from competitive bidding is “unlikely to encourage favoritism in the awarding of public contracts or to substantially diminish competition for public contracts” as follows: The RFP will be formally advertised with public notice and disclosure of the alternative contracting method and will be made available to all qualified contractors. Award of the contract will be based on the identified selection criteria and dissatisfied proposers will have an opportunity to protest the award. Full and open competition based on the objective selection criteria set forth in the Metro Contract Review Board resolution will be sought, and the contract will be awarded to the most advantageous proposer. Competition for the RFP will be encouraged by: Posting on ORPIN (Oregon Procurement Information Network), public advertisements placed in the Portland Business Tribune and other minority business publications; performing outreach to local business groups representing minorities, women, and emerging small businesses and by contacting contractors known to Metro to potentially satisfy the RFP criteria. The subcontractor selection process will be a low bid competitive method for contracts by requiring a minimum of three bids per scope, unless there is an approved exception. Competition among subcontractors will be encouraged by: contacting local sub-contractors, including COBID firms and notifying them of any opportunities within their area of expertise and by performing outreach to local business groups representing minorities, women, and emerging small businesses.

B. The exemption will likely result in substantial cost savings to Metro.

The Metro Contract Review Board finds that exempting the procurement of the construction of the Antoinette Hatfield Hall Roof Replacement and Parapet Repair from competitive bidding will likely result in substantial costs savings to Metro, considering the “type, cost and amount of the Contract,” the 14 factors required by ORS 279C.335(2)(b), and the “additional findings” per Metro Local Contract Review Board (LCRB) Administrative Rule 49-0630(3)(B) as follows:

Type, Cost and Amount of the Contract: (type of project, budgeted/expected overall cost (of project), budgeted/expected contract amount)

The CM/GC method is a common procurement practice. Area agencies such as City of Portland, Tri-Met, and Port of Portland utilize the CM/GC process for their large, complex projects. The General Contractor

is brought on board earlier in the design process in order to provide constructability and logistics expertise to the construction documentation process. Among the other public benefits set forth below and in the findings, this will allow staff, the design firm and the construction contractor to work together to better manage public safety while keeping the Hatfield Hall open and operational for our visitors during construction. CM/GC offers a distinct advantage over traditional design-bid-build (low bid) method to enhance participation by COBID contractors. The current rough-order-of-magnitude estimate for the entire project is \$4 million.

14 Statutory Factors

1. **Number of entities available to bid:** The complex site logistics and seasonal timeline are likely to discourage bidders from participating in a traditional design-bid-build process. Additionally, the potential unknown conditions existing at the intersection of the building wall and roof construction present elevated risks to a low bid contractor. The opportunity to partner with the architecture and engineering team and perform investigative early work is likely to encourage more bidders.
2. **Construction budget and future operating costs:** Utilizing an RFP process to select a General Contractor will allow Metro to obtain cost reductions through pre-construction services by the contractor during the design phase, including a constructability review, value engineering, and other services. Involving the contractor early in the design process fosters teamwork that results in a better design, fewer change orders, and faster progress with fewer unexpected delays, resulting in lower costs to Metro. The ability to have the General Contractor do early work prior to completion of design shortens the overall duration of construction, resulting in less disruption and risk to revenue generation to Antoinette Hatfield Hall. Faster progress and an earlier completion date will also help Metro avoid the risk of inflationary increase in materials and construction labor costs.

Contractor constructability review also allows for an ongoing review of the long term operating costs of design options, allowing for midcourse design choices leading to a project having lower long term operating maintenance and repair costs.

3. **Public Benefits:** The execution of the project by using the CMGC process will allow the schedule to be compressed sufficiently to perform the work during the “dry” period from June to October. In addition to the public benefits from the cost savings noted above, the procurement of a CM/GC construction contract through the RFP process will help realize Metro’s goal of obtaining COBID participation by enabling a qualitative review of proposers’ approach to COBID outreach and mentoring partnerships.
4. **Value Engineering:** The process will enable the contractor to work with the project architect and P-5 staff to help reduce construction costs by providing early input and constructability review to designers, avoiding costly redesign and change orders, and providing opportunities for the architects and contractor to work together on both practical and innovative solutions to complex design issues. This type of contract will allow the designers to more easily explore with the contractor the feasibility of innovative design solutions and incorporate ongoing value engineering.
5. **Specialized Expertise Required:** In addition to prior experience with roofing and building envelope projects, contractor and subcontractors must be able to demonstrate in their proposal that they

have worked in a busy urban area and understand the logistics of traffic control, access, removing demolished materials, etc. The selection of a contractor with such specialized expertise to construct the project will result in a substantially lower risk to Metro, because it increases the likelihood of the project being completed on or ahead of schedule, resulting in lower costs and increased benefit to the community. The ability to factor expertise and experience into contractor selection is inherent in the RFP process, but is not part of the traditional low bid process.

6. **Public Safety:** The substantial demolition work and extensive need for scaffolding could impact public safety if not performed with a level of expertise that can be ensured with a qualifications based selection.
7. **Reduces risk to Metro and the public.** The risks to P-5's ongoing operations and contracting posed by the inability of the contractor to meet the schedule deadlines will be reduced by the selection of the contractor based on the demonstrated ability to perform the work as specified, rather than awarding the project to the low bidder.
8. **Exemption's effect on funding:** Does not apply.
9. **Better Control of Impact of Market Conditions on Cost and Time to Complete:** Does not apply.
10. **Technical complexity:** The exemption will allow the Contractor to pre-qualify/select subcontractors that have demonstrated technical expertise, knowledge, and experience with the logistical challenges of demolition and construction in a compressed urban site, all of which can be factored into the contractor selection in the RFP process. The selection of a contractor with demonstrated experience and success in implementing similar projects will result in a substantially lower risk to Metro, because it increases the likelihood of the project being completed on budget, with fewer construction delays and change orders, resulting in lower costs and increased benefit to the community. The RFP process will take into account each contractor's past performance and technical knowledge. Based on the necessary quality of the finished project, and the technical complexity of the undertaking, the Procurement Manager believes an alternative contracting process to be necessary and in the best interest of the agency.
11. **New construction, renovation or remodel:** The scope of work is likely to impact the P-5 administrative offices on the 5th floor space directly below the roof. Some of the design limitations and conditions are likely to be unknown until uncovered by work performed under an early work amendment, which can be performed during design development to inform the design process.
12. **Occupancy during construction:** The building will remain occupied during the construction period. Improper execution of the work could impact the P-5 administrative offices on the 5th floor space directly below the roof.
13. **Phased Construction Work:** Does not apply.

14. **Availability of personnel, consultant and legal counsel with CM/GC expertise.** The Office of Metro Attorney, Project Manager, and Project Architect have the necessary qualifications and expertise to negotiate, administer, and enforce the terms of Metro's CM/GC public improvement contract, including prior experience governing large CM/GC projects and managing them to a successful completion.

Additional Findings:

1. **Industry practices, surveys, trends.** The industry-accepted benefits of the CM/GC method include:

- Results in a better design that meets the owner's objectives
- Encourages competition, especially for COBID subcontractors
- Can be completed in a faster time frame
- Costs less than a design-bid-build project that is designed and constructed in the traditional manner
- Reduces the risks of delays, cost overruns, and disputes
- Limits the number of change orders for unforeseen conditions

2. **Past experience and evaluation of Metro CM/GC projects.**

The Zoo Elephant Lands project, now complete, is the largest construction project in the Zoo's history. The benefits to the Elephant Lands Project achieved through the CM/GC process include:

- The Zoo obtained cost reductions through pre-construction services by the contractor during the design phase, including a constructability review (e.g., materials, phasing, layout and design) and value engineering.
- Phased construction starting with relocation of Wildlife Live and new service road in March 2013. These two scopes of work were able to start while the main elephant project design was still being developed, which saved approximately eight months on the overall schedule and allowed for construction access to the site without disrupting Zoo activities.
- Phased construction in relation to the elephants themselves, allowing the herd to stay at the Zoo rather than temporary relocation.
- Five percent of GMP in change orders. On a project of this size and complexity, one would ordinarily expect a ratio of at least ten percent or greater in change orders increasing the cost of construction.
- The project achieved nine percent COBID participation, with approximately \$4M going to the COBID community.
- The Zoo was able to safely maintain visitor attendance and all normal activities during two and one-half years of construction

3. **Benefits and drawbacks of CM/GC to the Antoinette Hatfield Hall Roof Replacement and Parapet Repair Project.** The CM/GC method provides an invaluable means of addressing the risks to Metro presented by the project's site conditions and timeline.

- Facility must remain open and operational, and the activity will take place on the roof and in and around the public spaces at the street level exterior approach.
- Widespread public access and need to preserve a quality experience to maintain current revenues.
- Need to complete work during dry-season work period.
- Potentially unknown conditions at intersection of roof and wall systems can be discovered and addressed in the pre-construction period, avoiding schedule delays and costly change orders

By involving the contractor extensively during the design process, P-5 will be able to better account for, plan around, and address the above factors prior to and during construction. This avoids project delays and expensive change orders, helps to reduce liability and revenue risks to Metro, and provides a foundation of cooperation upon which a high-quality result may be achieved, on schedule and on budget. Pre-construction services provided during the process include a constructability review, value engineering, and other service during design. Involving a contractor during the design fosters teamwork that results in a better design, faster progress with fewer delays, and less costs.

Given Metro's favorable experience with CM/GC, staff foresees no drawbacks to adopting the CM/GC method to implement the Antoinette Hatfield Hall Roof Replacement and Parapet Repair Project.

DRAFT

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 18-4941 FOR THE PURPOSE OF AUTHORIZING AN EXEMPTION FROM COMPETITIVE BIDDING AND PROCUREMENT OF CONSTRUCTION MANAGER GENERAL CONTRACTOR SERVICES BY COMPETITIVE REQUEST FOR PROPOSALS FOR THE ANTOINETTE HATFIELD HALL ROOF REPLACEMENT AND PARAPET REPAIR

Date: October 11, 2018

Prepared by: Nancy Strening

BACKGROUND

Hatfield Hall roof is original to the building from 1987 and has undergone decades of patching and partial repairs. It has reached the end of its useful life. The Exterior Insulated Finish System (EIFS) parapet wall panels are damaged by water infiltration, which is caused by a faulty construction detail where the roof system meets the parapet wall. Water has also infiltrated the space between the roof deck and the lightweight concrete insulation, causing leaks into the interior of the building. A new roof will not be effective in preventing water infiltration if the parapet wall correction is not made, therefore the design recommendations for those repairs shall be included in the scope.

Carleton Hart Architects (CHA), along with their consultant Professional Roof Consultants, has studied the conditions extensively, has made design recommendations, and is in the process of design development for the project.

Certain areas of the roof have been identified as good candidates for a green (vegetative) roof system, and CHA will provide a design solution for those areas. The intent is to develop an alternate price/cost for those areas for consideration by Metro and P-5.

In addition to the delivery, staging, and installation of new materials, the scope will include the demolition and removal of all existing roofing material, lightweight concrete insulation, and damaged parapet wall materials. All of this will take place on a tightly constrained urban site. Work must be performed during the dry season, which is also when P-5's Main Street programming takes place, rendering the north side of the building off limits for staging & logistics. As such, it is imperative that a contractor with expertise and experience working on such tight urban sites be selected for the project.

An alternate, qualifications based procurement method, a Request for Proposals, enables Metro to specifically request and qualitatively evaluate proposers' prior experience with the unique parameters of the project including experience with tight city sites, exposure to and expertise in building envelope systems, demonstrated successes with compressed schedules, and their approach to the COBID outreach and partnership and workforce diversity. This

delivery method offers a better ability for public agencies to increase the use of COBID firms in sub-contracting opportunities.

This project has been selected to participate in the Property and Environmental Services (PES) Department of Metro's NAMC-Or/Metro Solicitation Review Project, which aims to 1) achieve goals identified in Metro's Strategic Plan to Advance Racial Equity, Diversity, and Inclusion, 2) help PES and project managers learn ways to increase participation of COBID firms directly from the COBID Community, and 3) identify and eliminate barriers for minority owned businesses to compete for PES contracts.

Metro & NAMC-Or staff conducted an assessment of the procurement process for the Antoinette Hatfield Hall Roof Replacement and Parapet Repair project, applying a racial equity lens to the entire process. This project will provide guidance and recommendations for ways to incorporate racial equity into the procurement process, helping PES/Metro and COBID contractors be more successful.

The attached resolution and findings in Exhibit A describe the specialized nature of this project. Based on these findings, the Metro procurement manager believes that a value-based selection process is more appropriate than a traditional, competitive bid (which solely considers lowest bid price). Portland's and cPMO staff, as well as the Office of the Metro Attorney concur.

Therefore, staff seeks Council authorization to pursue the alternative procurement of General Contractor Services by a competitive Request for Proposals, for the Antoinette Hatfield Hall Roof Replacement and Parapet Repair. This will allow Metro to consider cost as well as experience and expertise in completing similar projects and in selecting the most advantageous contractor for this project.

ANALYSIS/INFORMATION

1. **Known Opposition** None
2. **Legal Antecedents** LCRB Rule 49-0620(1), 49-0130, and 49-0690; Oregon Revised Statutes 279C.335 and ORS 279C.337.
3. **Anticipated Effects** Public procurement process will be open and competitive, but items other than cost will be considered in the awarding of the contract. Increased use of COBID subcontractors is anticipated.
4. **Budget Impacts** The RFP process offers safeguards for schedule and cost control of the project, including early involvement by construction contractor in the design process, as well as limited change orders.

RECOMMENDED ACTION

The Chief Operating Officer recommend adoption of Resolution No. 18-4941.

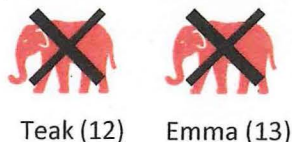
Materials following this page were distributed at the meeting.

Elephants do not live in zoos. They die in zoos.

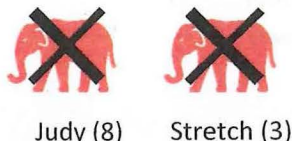
7 baby elephants died before their 1st birthday



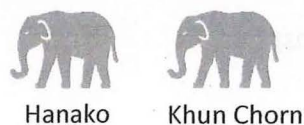
Sold to private buyers; dead



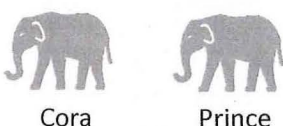
Sold to unspecified buyers; believed to be dead



Shipped to other zoos



Sold to Ringling Brothers Circus



Shipped to other zoos; dead



Sold to circuses; dead



Euthanized at the Oregon Zoo



Facts on the Oregon Zoo's Elephant Program

- ☐ Visitor counts peak whenever baby elephants are born
- ☐ Rape racks ('Elephant Restraint Devices') are used for forced breeding
- ☐ Packy was forced to breed with his sisters – Hanako & Me-Tu
- ☐ Lily was owned by a rental company when born; was later sold to the zoo
- ☐ Sharp, painful bullhooks ('guides') are being used on the elephants

*In the Oregon Zoo, Asian elephants die by age **24** on average. Shine, at **34**, is the oldest, and suffers from foot disease. In the wild, they do not contract the disease, and live up to age **70**.*

Help Stop Captive Breeding at the Oregon Zoo



Voice your opposition to the breeding program to:

Zoo Director Donald Moore

don.moore@oregonzoo.org

Metro Council President Tom Hughes

(503-797-1889) tom.hughes@oregonmetro.gov



Join us: facebook.com/FreeTheOregonZooElephants

<http://FreeOregonZooElephants.org>

Oregon Zoo's Elephant Breeding History

Elephant	Born	History	Age	Status
Packy	1962	Suffered from TB, foot disease & arthritis, among other ailments	54	Dead
Me-Tu	1962	Shipped to LA Zoo (1974) Shipped to Oregon Zoo (1976)	34	Foot disease; Euthanized
Dino	1963	Shipped to Howard Johnson, CA (date unknown) Shipped to Spokane Zoo (1968)	14	Dead
Hanako	1963	Shipped to LA Zoo (1974) Shipped to Tacoma Zoo (1997)	53	Alive
Cora	1965	Shipped to Brookfield Zoo (1966) Shipped to Ringling Brothers Circus (1968)	51	Alive
Teak	1966	Shipped to Morgan Berry (date unknown)	12	Euthanized
Droopy	1968		5 days	Dead
Tina	1970	Shipped to Vancouver Zoo (1972) Shipped to African Lion Safari (1989) Shipped to Vancouver Zoo (1990) Shipped to Tennessee Sanctuary (2003)	34	Dead
Judy	1970	Shipped to Vancouver Zoo (1972) Shipped to Wildlife Safari (1972) Shipped to unspecified location (1978)		Unknown/lost
Unnamed	1970		1 day	Dead
Gabriel	1972	Shipped to Circus Vargas (1973) Shipped to Lincoln Park Zoo (1973) Shipped to Circus Vargas (1973)	11	Dead
Stretch	1973	Shipped to unspecified location (1974)	3	Dead
Stoney	1973	Shipped to Ken Chisholm, Canada (1974) Shipped to Mike La Torres Circus (1975)	22	Dead; broke leg while performing a circus trick
Unnamed	1973		4 days	Dead
Emma	1973	Shipped to Viva Animales (1974) Shipped to San Jose Zoo (1974) Shipped to Busch Gardens (1975)	13	Dead
Unnamed	1976		2 weeks	Dead
Sumek	1978		6 weeks	Dead
Khun Chom	1978	Shipped to Dickerson Zoo, Missouri (1980)	38	Alive
Thongtrii	1979	Shipped to Chaffee Zoo, Fresno (1981)	14	Dead
Shine	1982	Lives at the Oregon Zoo	34	Alive
Sabu	1982	Shipped to Ringling Brothers Circus (1984) Shipped to Twin Falls Ranch (date unknown) Shipped to PAWS (2010)	30	Dead; arthritis in multiple joints from circus performances
Rama	1983	Shipped to Pt. Defiance Zoo, Tacoma (1984) Shipped to Portland Zoo (1988)	31	Dead; leg injury due to badly designed exhibit; TB
Prince	1987	Shipped to Ringling Brothers Circus (1988) Shipped to Two Tails Ranch (2010) Shipped to Ringling Elephant Center (2010) Shipped to PAWS (2011)	29	Alive
Unnamed	1991		1 day	Dead
Unnamed	1994		1 day	Dead
Rose Tu	1994	Lives at the Oregon Zoo	22	Alive
Samudra	2008	Lives at the Oregon Zoo	8	Alive
Lily	2012	Owned by Have Trunks Will Travel, a rental company, when born Bought by Oregon Zoo after a public backlash Lives at the Oregon Zoo	4	Alive



The Oregon Zoo claims to have a viable conservation program for elephants. However, a true conservation program includes a plan for reintroducing captive-born animals to the wild. The Oregon Zoo has no such plan. No elephant born at the zoo will ever be reintroduced to the wild.

The zoo continues to aggressively breed elephants, under the guise of conservation, condemning these animals to a lifetime in captivity where they often suffer from zoonotic diseases. Four elephants so far have been diagnosed with Tuberculosis, a highly communicable disease. Over the past three years, three of these elephants have been euthanized.

Elephants are bred not for conservation, but rather because elephant calves have proven to draw customers and a big spike in revenue. In their desperation to breed the elephants, the zoo has disregarded scientific principles: breeding Packy with his sisters and attempting to breed Chendra with Tusko (belonging to two different sub-species). Several offspring died at infancy.

The Oregon Zoo has long shown very poor judgment when it comes to the elephants and their welfare. The zoo has bought and sold elephants, including selling very young calves to circuses, and it continues to enter into agreements that are questionable for the effect on elephant welfare.

Not long ago, the zoo entered into a breeding contract with a company that was caught on video beating and using an electric shock device on its elephants during training sessions. As a result of that contract, Lily was technically owned by the company and could have been sent to a life of circus performances and giving rides. Only after the contract was exposed, and a public uproar ensued, did the zoo purchase Lily.

The current breeding contract for Samson allows another zoo to claim certain offspring for their own, despite the trauma that would be caused by separating mothers and their offspring, especially the daughters who would naturally remain with their mothers for life. The buying, selling and/or trading of elephants treats them like interchangeable units, rather than the sentient and self-aware animals they are. The Oregon Zoo turns a blind eye to elephant welfare, when it means more breeding and crowd-pleasing babies.

The Oregon Zoo still uses the bullhook, a steel-tipped rod resembling a fireplace poker, used to control elephants through fear and pain. The zoo calls the bullhook a "guide" to avoid criticism. The zoo has a disturbing history with bullhooks.

In 2000, Rose-Tu was severely beaten with a bullhook and suffered over 176 wounds. The USDA cited the zoo for this animal welfare violation. Still, the abuse continued, as detailed in medical records by the zoo's own veterinarians. This includes excessive use of the bullhook on Pet (now deceased) who was crippled by arthritis. On nine separate occasions, veterinarians diagnosed bullhook wounds on her trunk, feet, shoulders, head, back, hip and ear.

Veterinarians have noted evidence of bullhook use on Chendra more than once; a zoo visitor lodged a complaint after seeing her shy away from a bullhook. Bullhooks are favored by handlers demanding quick results. Abuse usually happens behind the scenes, out of sight of zoo visitors. In contrast, today's progressive zoos use a management method called "protected contact" that is more humane for the elephants and safer for the keepers.

We demand that the Oregon Zoo management start addressing the problems surrounding captive elephants by making these three commitments:

That the zoo will discontinue the practice of breeding.

That the zoo will not buy, sell or trade elephants and separate elephant families.

That the zoo will discontinue the use of bullhooks and instead use protected contact only.

We request your help in urging the zoo to adopt these practices and provide our elephants the respect and admiration that they deserve.



First Name	Last Name	City	State	Country Name	Why do you think the Oregon Zoo should stop breeding, using bullhooks, and buying and selling elephants?
DeAnn	Pilch	Redmond	OR	UNITED STATES	A true conservation program includes a plan for reintroducing captive-born animals to the wild. Let them go wild!
Constance	Lee	Beaverton	OR	UNITED STATES	A zoo that is cruel to the animals it cares for (bullhooks) and is blind to the creature's future should be shut down. I live in the Portland, OR, area and have heard so many complaints about the zoo over the years, I wish it would be shut down. They cannot do a good job!
Laura M.	Ohanian	Eugene	OR	UNITED STATES	Absolutely NO BULLHOOKS!!! How would *you* like to be tortured with something like that? Totally inhumane...
Bobbee	Murr	Portland	OR	UNITED STATES	Against his keepers' urgent wishes, who said he was thin but not in pain, 54-year-old Packy, born in this publicly-owned prison, was killed because TB had made him too emaciated to be exhibited to zoo attendees, and therefore no longer earned his keep. An innocent being, he got life in prison just because his mother was a prisoner here. This zoo needs to send all the elephants to a spacious, certified sanctuary, climate-appropriate and free of human predation and exploitation.
Shannon	Barnard	EUGENE	OR	UNITED STATES	All animals should be treated humanely.
Indivar	Sivanathan	Bend	OR	UNITED STATES	Am an Oregon resident and the practices of the Oregon Zoo are shameful. Are animal friends on the planet are not here for our entertainment and use in such ways.
Debroah	Rice	Tualatin	OR	UNITED STATES	Animal Rights
Alissa	Donahue	Forest Grove	OR	UNITED STATES	Animals are not ours to cage and use for profit.
Ilene	Lippincott	Eugene	OR	UNITED STATES	ANIMALS ARE TO BE RESPECTED!!!
Sheryl	Amen	Bend	OR	UNITED STATES	Appalled to learn that this is going on in my home state.
Diane	Luck	Portland	OR	UNITED STATES	As a citizen of Portland, I am ashamed of the zoo and how it treats animals. They need to be sent to a sanctuary where they belong.
Susan	Upton	PORTLAND	OR	UNITED STATES	As a resident of Portland, I am horrified to learn you allow bullhooks to be used on your elephants, not to mention using improper breeding procedures and trading elephants to and from with circuses! I will never go to your zoo again!!
mary c.	robinson	TALENT	OR	UNITED STATES	As an Oregon resident I am ashamed of the Oregon zoo. Such indifference to elephant welfare is abysmal.
Joanne	Moeschl	Ashland	OR	UNITED STATES	As an Oregonian, I'm disgusted by what you are doing to the elephants. They belong in a sanctuary.
Jane	Salamone	Springfield	OR	UNITED STATES	Because animals have feeling just as we do and they feel too much pain at our hands.





Joel44l	Estrin	SALEM	OR	UNITED STATES	Because elephants never forget and payback is a bitch!!!!!!
Barbara	Arlen	Corvallis	OR	UNITED STATES	Because I care about animals and I am an Oregonian,!
Elizabeth Rafferty	Rafferty	Gresham	OR	UNITED STATES	Because I have a heart!!!
Elizabeth	Calkins	PORTLAND	OR	UNITED STATES	Because it is all around W R O N G !!!!!!!
Rebecca	Shaw	Silverton	OR	UNITED STATES	Because it is cruel and inhumane and must be stopped
Char	N	Portland	OR	UNITED STATES	Because it's 2018.. Leave them ALONE!
Diana	Hulet	Portland	OR	UNITED STATES	Because it's cruel enough for the animals to be in captivity.
Cherish	Marie	Beaverton	OR	UNITED STATES	Because it's not right
Kayla	Elliott	Klamath Falls	OR	UNITED STATES	Because just like people, I believe animals deserve to have rights too. Why should they get treated poorly for the entertainment of people. Just not right.
Hava	Dennenberg	Portland	OR	UNITED STATES	Breeding and buying elephants? Bullhooks, Completely unconscionable. This must be stopped immediately. You should be ashamed
Mary	Lang	Portland	OR	UNITED STATES	Bull hooks are cruel and there is no good reason to use them in this day and age.
Lauren	Ad	Tigard	OR	UNITED STATES	Bull hooks are cruel no matter what!
Ann	Donat	Lincoln City	OR	UNITED STATES	Bull hooks are cruel. These are captive animals and can't get away from their captors. Irresponsible breeding is inhumane. STOP BOTH PRACTICES.
Donna	Taylor	Estacada	OR	UNITED STATES	Bull hooks are unnecessary and are cruel...elephants are gentle giants...
Diane	Baker	Salem	OR	UNITED STATES	Bullhooks are abuse and elephants know the pain and won't forget it nor the abuse. Just stop it!!!
Lynn	Swanson	SPRINGFIELD	OR	UNITED STATES	Bullhooks are cruel and not necessary. Train with love like Marine World. They are social animals and live in families not alone. Do your research; you are doing this for greed not to help the population growth of elephants which is wrong.
Sue	Heublein	Molalla	OR	UNITED STATES	Bullhooks are inhumane. Elephants belong in the wild or in sanctuaries.
Scott	Kacek	Portland	OR	UNITED STATES	Captivity Kills.
Linda	Watts	Florence	OR	UNITED STATES	Come on Oregon, you are better than this, hire better elephant managers
Jordan	Coplin	Bend	OR	UNITED STATES	Elephant are majestic animals not used for entertainment let them be free how would u feel if u were locked up hurt and used for entertainment
Janelle	Johnson	Portland	OR	UNITED STATES	Elephants are amazing and she be treated well
Melissa	Lewis	Toledo	OR	UNITED STATES	Elephants are amazing animals this is not OK



Get a CCLOOW—Convert your zoo!

Proposal for the Center for Cultural Learning of Our World (CCLOOW)

o.com

Zoos were doomed from inception. Created to foster love for animals, eventually, wouldn't we deem the captivity of our beloved ones intolerable? Today, technology and the love pervading our collective human consciousness makes the time for change NOW.

Arguments against zoo closure include the negative consequences to jobs, tourism & conservation efforts. Closing zoos is objectionable.

"Converting" zoos is the answer!

Issues	Threat of Impact	Closing the Zoo	Converting the Zoo
1. Economic	Loss of jobs and tourism	THREAT	NO THREAT
2. Education	Learn about animals/nature	THREAT	NO THREAT
3. Conservation	Lost opportunity to grow public awareness of conservation issues	THREAT	NO THREAT
4. Entertainment	Loss of venue for wholesome family activity	THREAT	NO THREAT
5. Aesthetic	Loss of a park-like space & likely development of a less aesthetic environment	THREAT	NO THREAT

Benefits of zoo conversion include:

1. No surplus animals to sell into unregulated and unsafe exploitative uses.
2. No surplus animals euthanized.
3. No opportunity for intentional, or unintentional, cruelty to animals.
4. More conservation of natural habitats by encouraging travel to sanctuaries preserved worldwide for animal viewing.
5. No protesters "bumming out" people on well-intended family excursions to the ~~zoo~~ CCLOOW!

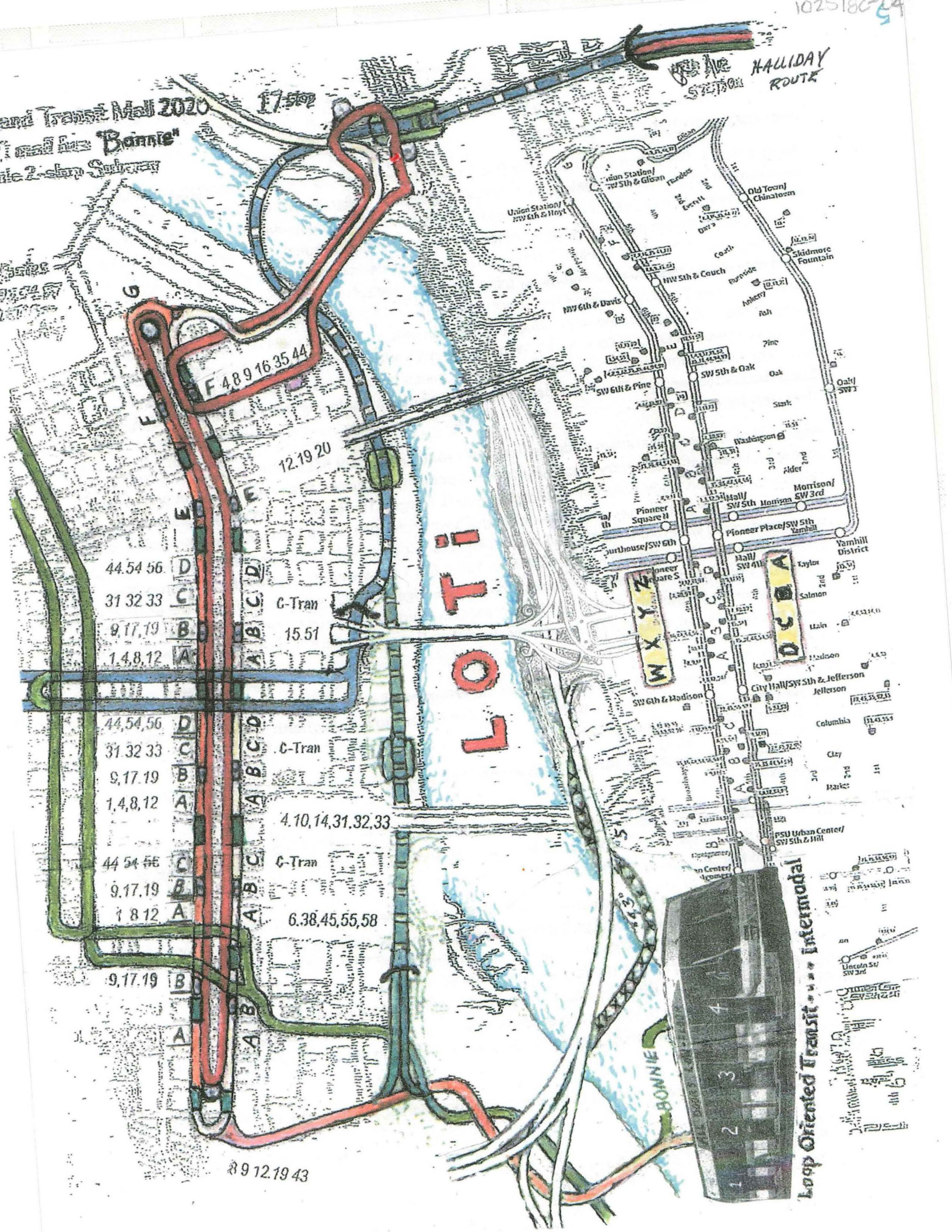
CCLOOW's will be "light" theme parks with a similar feel of Walt Disney World's Epcot Center, but with a focus on ecological conservation. Let's show the world as it should be and the methods by which we will achieve it. Host vignettes of past, present and future planetary conditions. Interwoven in lush landscapes of different eras will be life-sized animatronic dinosaurs & animals, Paleolithic and Neolithic man in situ. A walk through the park will be lively, up close and personal with the attractions and will edify participants in fun and exciting interactions. Interspersed throughout are rides, exhibits and salons--watering holes dedicated to specific conservation efforts to bring together like-minded individuals and promote idea sharing and involvement in ongoing efforts.

We start with one. Once people see it, every city will need to get a CCLOOW and convert their zoo!

and Transit Mall 2020
and the "Bonnie"
the 2-stop Subway

17-549

HAULIDAY
ROUTE



89 12.19 43

Brief description of the 14-page pamphlet

Pages 1 thru 4. The Gemstone Bridge. The first 4 years of the Columbia River Crossing (CRC) I-5 Bridge Replacement Project (2004-2008) studied mostly 'single-deck' design. In 2008, 'double-deck' became the CRC Commission choice for eventual approval. In 2011, the first double-deck design (bottom of page 1) was released and in peer review determined to be "structurally unsound" - (like balancing a bowling ball on a golf tee). The next 2 years, 3 designs followed, all widely considered structurally unsound nor could they meet Coast Guard mandate for minimum river clearance. Page 2 shows ODOT's 2010 excellent Marine Drive Interchange and Concept #1 Off-Island Access to Hayden Island. Commission leader Wsdot tried to defer the interchange (though constructed first and most needing replacement). Wsdot also rejected ODOT's Concept #1. Wsdot's preference (top of page 4) is a horrible design. Pages 3 & 4 show a design for Hayden Island finished in 2015, much safer and less impact with the Gemstone Bridge single-deck design. The above-deck arch "gem" signals the shipping channel and adds about 5' of river clearance.

Pages 5 thru 7. The I-5 Marquam Bridge in Portland's south waterfront has another estimated 30 years before replacement is necessary. Because a tunnel is popularly proposed as a replacement (nonsense), this is a comparison study of double-deck vs single-deck bridges. The 4 paired piers proposed are varied length spans: a longest central span, a medium length westside span, and a least length eastside span to serve unpowered watercraft, kayaks and canoes. An aerial view on page 12 shows this replacement bridge 'downriver' from the old Marquam Bridge. Pages 6 & 7 show westside ramp relocation proposals and ODOT's proposed ramp design between Ross Island Bridge and I-405 which would make the Ross more resistant to earthquake damage and divert excessive surface street traffic onto I-405. Page 8 also shows this ODOT ramp proposal along with my own select 'capping' of I-405 in Portland's "Bridge the Divide" project.

Page 9. My realignment of I-5 on the eastbank of the Willamette River to minimize impact to the popular Esplanade river walk. Some traffic on Grand Ave headed to Hwy 84 (north of Morrison) is also diverted off Grand to this new entrance.

Page 10. Early design for a MAX subway, least length, least cost, least disruptive to construct, following the Halliday Street route.

Page 11. The LOTi Project. This is my "missing link" in transit design. City Hall gave it a fair review in 1997 and was awarded "merit." This current 2015 version, post Green Line, includes an intuitive alphabetical designation of transit stops on the transit mall.

Pages 12 & 13. This shows a LOTi extension through the Rose Quarter and Lloyd District on the eastside, streetcar lines on Burnside and from Lloyd District to Hollywood. Also shown is the complete MAX subway extension proposal, an eastside subway route via Multnomah Blvd, and regional MAX extensions. Page 13 shows AORTA (Associated Oregon Rail Transit Advocates) design for a MAX subway which I must object on the basis of its diagonal deep bore tunnel route through downtown beneath towers becoming vulnerable to settling and earthquake damage. My Naito Pkwy route, a 'stacked' cut/cover tunnel, separates the most prone to earthquake liquefaction waterfront soils from downtown buildings.

Page 14. A curb extension study for Old Town within Saturday Market environs with an "Ankeny Plaza."



OCC Plaza & Interior Renovation

OREGON

Oregon
Convention
Center

Project Goals

- Exterior & Interior Renovations
- Refresh the center to provide a better guest experience
- Improve overall convention market position

Total Project budget is \$39 million

Construction Timeline

September - December 2018

Holladay Lobby
Exhibit Level Prefunction Space
A/B/C Meeting Rooms & Lobbies

January – March 2019

MLK Entry & Lobby
Ginkoberry Concourse
South End Carpet

April - October 2019

Oregon Ballroom
Oregon Ballroom Lobby
Oregon Ballroom Restrooms

After October 2019

Punch list /Close out

North Plaza



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Center

MLK Entrance



OREGON

Oregon
Convention
Center

Finishes



OREGON

Oregon
Convention
Center

MLK Lobby



OREGON

Oregon
Convention
Center

Sit Steps



OREGON

Oregon
Convention
Center

Prefunction C Entries



OREGON

Oregon
Convention
Center

Oregon Ballroom Lobby



OREGON

Oregon
Convention
Center

Ballroom Lobby Ceiling – The Cascade Mountains in Oregon

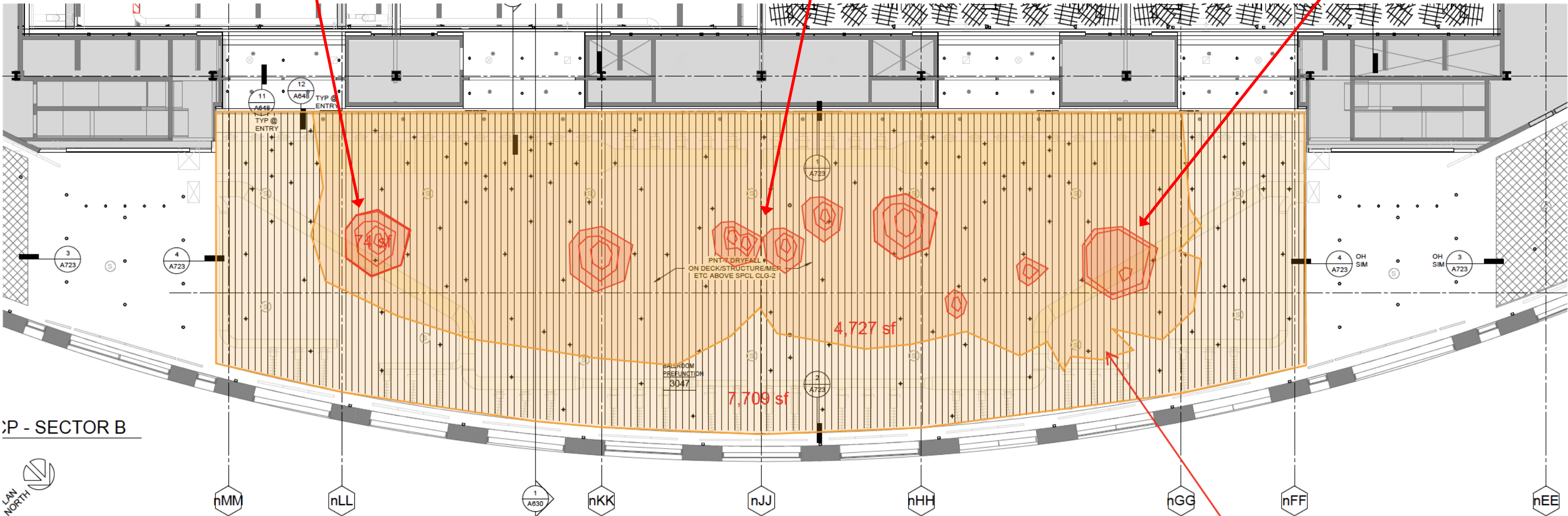
Mount Hood



Three Sisters



Crater Lake



Oregon Ballroom



OREGON

Oregon
Convention
Center

Oregon Ballroom



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Oregon
Convention
Center

Oregon Ballroom



OREGON

Oregon
Convention
Center

Oregon Ballroom



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Designers and Contractors

A commitment to local minority and women-owned businesses

- **Lead architect:** LMN Architects
- **Associate architect:** Merryman Barnes
 - **Landscape architect:** Mayer/Reed
- **General Contractor:** Colas Construction
- **Associate Contractor:** Raimore Construction

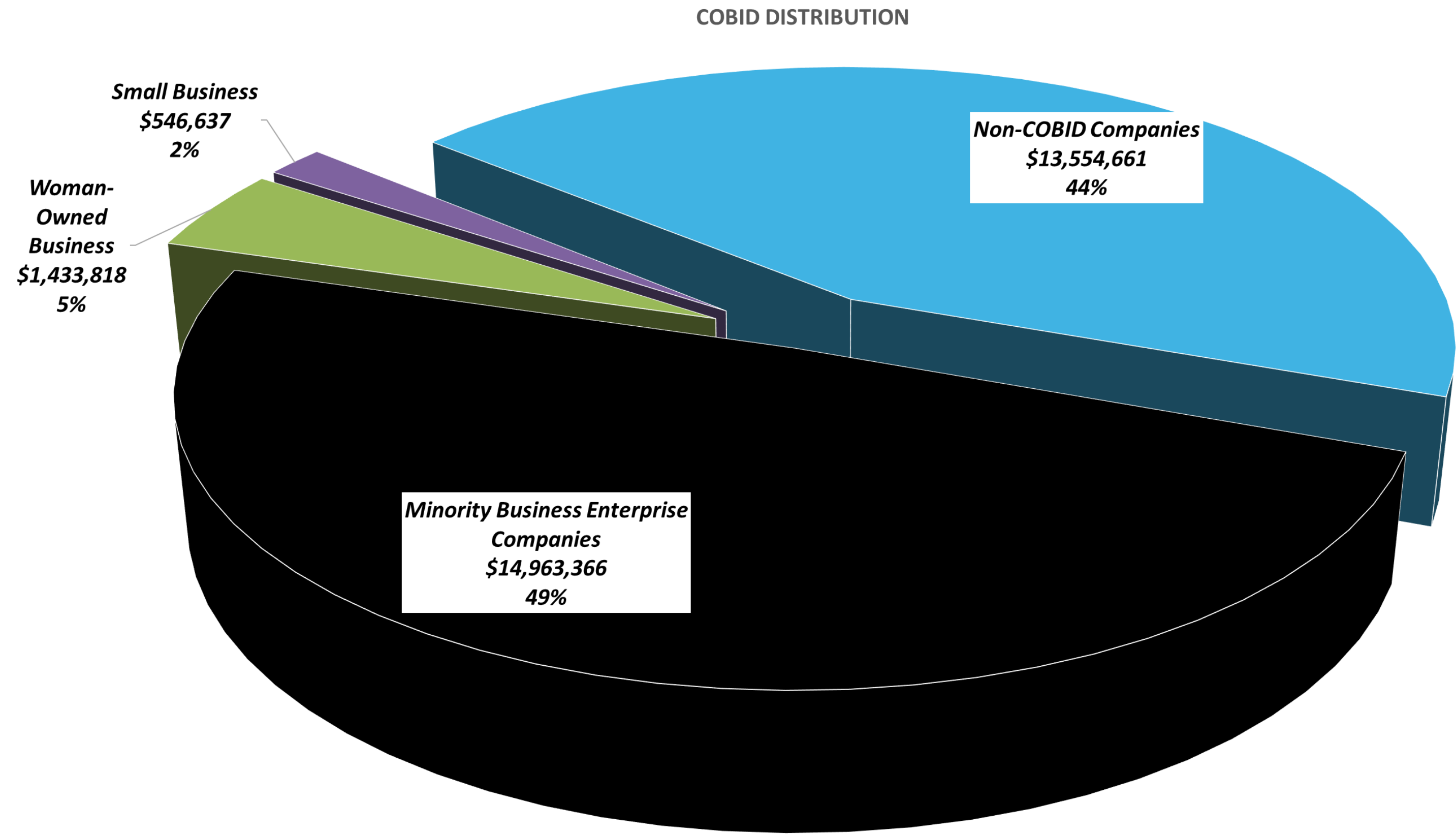
Project Equity

As CM/GC Colas Construction has been working to bring best value to the project:

- Participating in the design process to identify cost and constructability concerns
- Educating the OCC on escalating market condition risks
- Engaging with Metro Procurement on how to maximize subcontractor and workplace equity opportunities
- Partnering with NAMC Oregon on subcontractor and workforce equity strategies

Anticipated COBID distribution on project: 56%

Anticipated COBID Distribution



Investment in Workforce Equity



As a contracted partner on the Oregon Convention Center renovation, NAMC OREGON will assist in providing the following services:



Provide planning and process meetings with project managers on working with fully vetted and prequalified minority and women-owned contractors and workforce.



Promote workforce opportunities to minority and women, high school students and underserved youth in (pre)apprenticeship programs.



Organize meetings with project managers on working with fully vetted and prequalified minority and women-owned contractors and workforce.



Quarterly updates showing MWESB utilization



Engage construction industry workforce experts to perform in-depth availability analysis of qualified trade workers from the Portland-Metro area.



Achieve higher than industry standard towards minority participation in workforce and business contracting.



Questions?

OREGON

Oregon
Convention
Center

Equity in contracting annual report

October 25, 2018



Equity in contracting matters

Supports sustainable economic growth

Expands economic opportunities to
historically underserved business
communities

Builds COBID-certified firm capacity to
compete for public contracts

Progress in procurement

By the numbers

Small business development

Stories

By the numbers

COBID Contracts Awarded:

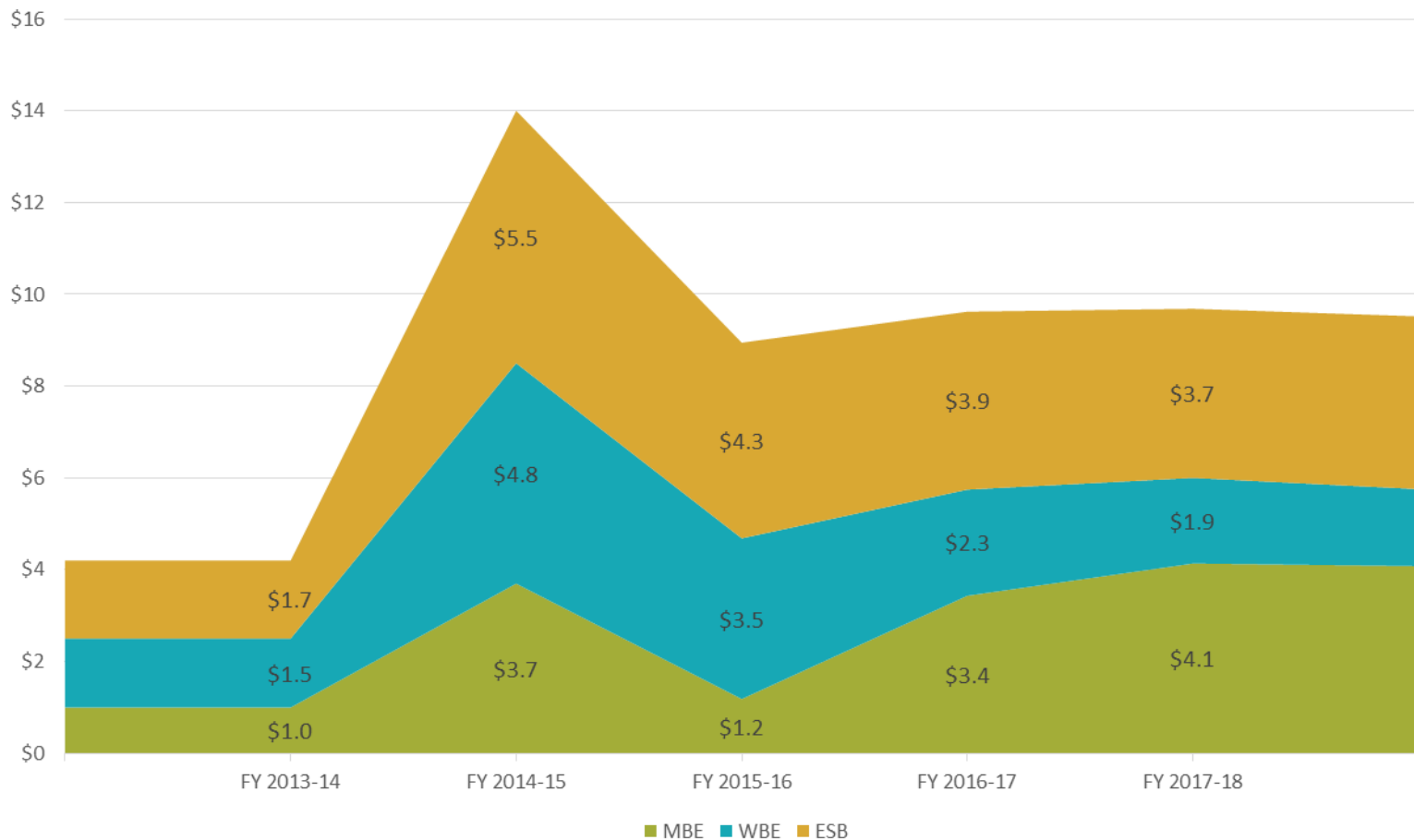
\$ 9.7 million representing 19%

COBID Spending:

\$ 6.7 million representing 10%

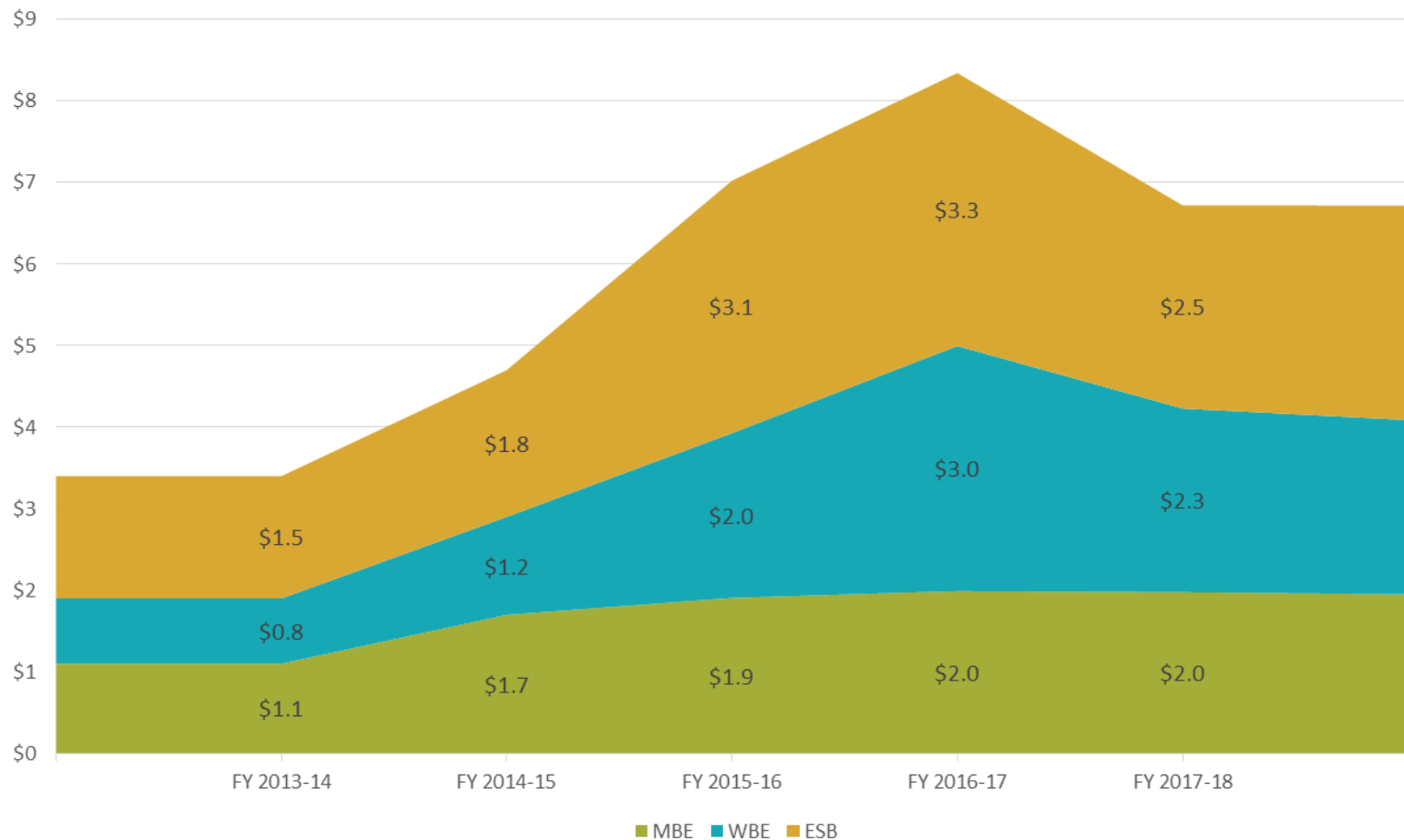
Contract dollars awarded

Metro contract award to COBID-certified firms
(in millions of dollars)



Contract dollars spent

Metro spend with COBID-certified firms
(in millions of dollars)



COBID marketplace

Awarded contracts:

17

Dollars awarded:

\$524,416

Small business development



Program contents

- 1:1 Proposal Writing Consultation
- Marketing Workshop
- Finance Workshop
- RFP Writing Workshop
- ITB: Bid Writing Workshop
- How to do business with Metro
- Outreach

Our trainers



Karen Natzel
Owner
Biz Therapy LLC
(Proposal Clinic,
RFP Workshop)



Christine Schlicker
Owner
Nicjac Communications
(Proposal Clinic,
RFP Workshop)



Mazarine Treyz
CEO
Wild Social Media LLC
(Marketing workshop)



Robin Wang
Executive Director
ASCNET Funding
(Finance workshop)

Engagement and Outreach

Metro staff attends:

- trade shows and expositions
- regular business organization meetings

Metro hosts annual open house



Engagement and outreach

Asian Pacific American
Chamber of Commerce
(APAC)

Business Diversity
Institute (BDI)

Hispanic Chamber of
Commerce

National Association of
Minority Contractors
(NAMC)

Oregon Association of
Minority Enterprise
(OAME)

Oregon Native American
Chambers (ONAC)

Partners in Diversity

Phillippine American
Chamber of Commerce
(PACCO)

Results

Contracted \$ with SBDP participants: **\$ 3 million**

Number of contracts: **42**



■ 2014 - 2016 ■ 2016-2017

Quotes from participants

- This was the most informative workshop we have been in so far. I feel that the knowledge we gained greatly encouraged us with our business – *Chelsea Rogers, Obsidian Design.*
- Karen Natzel was extremely helpful in her review of my proposal! I appreciated her insight and her suggestions as to how I could improve my proposals in the future as well as how to follow-up with the organization post submission. Also helpful that this service was offered at no-cost since I am still in the growing phase of my business. – *Anonymous*

What's next?

Next workshop
schedule

New outreach strategy
to reach out to
untapped community

Certification workshop

Always looking for
ways to craft a new
better workshop –
Listening to small
businesses.

Expo shore power



Ramos, Inc.



OCC renovation



Colas Construction, Inc.

- CMGC alternative procurement
- Solicitation prioritized partnership
- Reviewed evaluation process

Adjusted COBID contract award numbers	Including \$114,342 pre-construction contract	Including estimated \$27 million GMP
Total contract dollars awarded	\$53,520,184	\$80,520,184
Total COBID contract dollars awarded	\$9,712,557	\$36,039,695
Percentage COBID contract dollars awarded	19%	47%

What's next?

- New approach to workshops and training
- Unconscious bias training and expanding equity strategies
- Identifying further barriers



Save the date!

Small business open house 2019:

*Wednesday, February 20,
3-6pm*

*Oregon Convention
Center*



oregonmetro.gov



Metro

*600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov*



Metro

Minutes

Thursday, October 25, 2018

2:00 PM

Metro Regional Center, Council chamber

Council meeting

1. Call to Order and Roll Call

Council President Tom Hughes called the Metro Council meeting to order at 2:02 p.m.

Present: 7 - Council President Tom Hughes, Councilor Sam Chase, Councilor Betty Dominguez, Councilor Shirley Craddick, Councilor Craig Dirksen, Councilor Kathryn Harrington, and Councilor Bob Stacey

2. Public Communication

Courtney Scott, City of Portland: Ms. Scott shared her concerns about the treatment and death of Packy, an elephant at the Oregon Zoo, and the overall treatment of elephants at the zoo. Ms. Scott brought a petition to ban breeding, buying and trading elephants into the Oregon Zoo and stated that another elephant, Chendra, should be released from the zoo. (Ms. Scott submitted a signed petition; please see the October 25 meeting packet.)

Nancy Shaw, City of Vancouver: Ms. Shaw, of Free Oregon Zoo Elephants, expressed her concern for the circumstances of Packy's death and discussed the Association of Zoos and Aquariums materials on the background of breeding, trading and selling elephants at zoos. She testified in opposition to keeping elephants at the Oregon Zoo.

Cathy Davidson, City of Lake Oswego: Ms. Davidson commended the City of Portland for its commitment to 100% renewable energy by the year 2050. She discussed her concerns over the Oregon Zoo Bond Citizen's Oversight Committee reallocation of funds from the elephant center to the polar bear exhibit and proposals for another zoo bond measure. Ms. Davidson proposed business improvements to the zoo and requested a meeting with Council to discuss her proposals. (Ms. Davidson submitted written testimony

please see the October 25 meeting packet.)

Council President Hughes stated he would be happy to take a meeting with her.

Art Lewellan, City of Portland: Mr. Lewellan submitted a transportation improvement proposal for the City of Portland, including the I-5 Columbia River Crossing and requested formal review of his proposal by Metro, TriMet and the city of Portland. He testified in support of the I-5 Rose Quarter auxiliary lane project and stated it would reduce traffic and improve pedestrian crossing. Mr. Lewellan (Mr. Lewellan also submitted written testimony; please see the October 25 meeting packet.)

Sharon Nasset, City of Portland: Ms. Nasset, of the Economic Transportation Alliance, thanked Metro staff for responding to her request for a statement on the Columbia River Crossing. She discussed the most recent Joint Policy Advisory Committee on Transportation meeting and stated the 2018 Regional Transportation Plan required a more robust visioning process.

3. Presentations

3.1 Oregon Convention Center Renovation Update

Council President Hughes called on Mr. Craig Stroud, Oregon Convention Center Executive Director, to provide a brief presentation on the convention center renovation. Mr. Stroud explained that the renovation was a refresh for the 30 year old center in preparation for the opening of the new hotel and would improve the guest experience. He discussed the size of the project and budget and introduced Mr. Brent Shelby, Metro staff, and Mr. Andrew Colas, President of Colas Construction to provide more detail on the project.

Mr. Shelby provided an overview of the construction timeline and explained that the phased construction process would allow the convention center to continue operating through construction. He outlined the scope of the project including interior and exterior renovations and the design goals to bring natural elements into the space. Mr. Shelby shared renderings to illustrate the natural design finishes and explained that the design features would highlight unique areas and promote guests to navigate through the space. He thanked the design and construction teams and shared the project's commitment to local minority and women-owned businesses.

Mr. Colas discussed the project's equity goals and shared key accomplishments, including that 56 percent of contractors on the project were minority and women-owned and emerging small businesses. He explained that this percentage was unprecedented for a project of this size and this project was creating a new model that could be replicated. Mr. Colas then discussed the aim to focus on creating career pathways both in field work and management work for communities of color, women and youth. He explained that by focusing on how businesses affect and change our community, they could set new standards in the construction industry.

Council Discussion:

Councilor Chase commended Colas Construction for their work on this project as well as other projects in the community and framed this work within the context of Metro's construction career pathway project and equity contracting work. He stated these best practices should be shared along with successes and opportunities for

improvements.

Councilor Craddick stated she was impressed with the recruitment of people of color and women into the industry long term and asked how the project was able to achieve that. Mr. Colas explained that the construction industry is relationship based and noted that their family business had built a strong reputation in the community. He also pointed out how Metro's work in the procurement process had removed barriers for contractors.

Councilor Harrington expressed her appreciation for the project's commitment to equity and suggested hosting a youth engagement day in partnership with community based partners where young people and their families could view the completed renovation.

Councilor Dominguez stated that this project had set a goal with 56 percent participation of minority and women-owned businesses that others will want to achieve. She suggested working with Constructing Hope and Portland Youth Builders as opportunities to expose more youth to the project. Mr. Colas explained that Colas Construction worked with Constructing Hope, Oregon Tradeswoman, Portland Opportunities Industrialization Center and some pre-apprenticeship programs.

Council President Hughes commended Colas Construction on their achievements and stated this would set a new standard in the industry. He asked whether there had been any collaboration during the design phase of the renovation with the hotel construction project to create continuity in design features between the two projects. Mr. Shelby explained that although the design phase was complete and there was collaboration between the design teams in the

early phases of both projects. He also noted that both projects were working with the same landscape architect.

3.2 Equity Contracting Report

Council President Hughes introduced Ms. Gabriele Schuster, Metro staff, to provide a brief presentation on equity contracting results for fiscal year 2017-18. Ms. Schuster reviewed the importance of equity in contracting and shared Metro's commitment to expand opportunities for communities that have been historically underserved and build Certification Office for Business Inclusion and Diversity (COBID) capacity. She shared that \$9.7 million, or 19 percent, of total contract awards were made to COBID firms. She noted an upward trend in awards to COBID firms and highlighted a peak in the 2014-15 fiscal year due to a large construction project. Ms. Schuster discussed the implementation of new contracting administrative rules and the COBID marketplace. She explained some new features of the marketplace including direct awards for personal services contracts. Ms. Schuster noted that marketplace also served as an introduction to Metro for COBID firms that would lead to larger projects. She then introduced, Ms. Riko Tannenbaum, Metro staff, to present on the small business development and training programs.

Ms. Tannenbaum gave an overview of the small business development and training program including recent expansions to provide additional workshops. She reviewed the current training opportunities and noted that all of the trainers were representatives from either COBID firms or non-profit organizations. Ms. Tannenbaum explained the program's engagement and outreach efforts and stated that expansion of the programming last year has had significant impact on COBID contracting. She shared feedback from participants and commented that listening to small

businesses was key to developing programming. Ms. Tannenbaum introduced Jess Flores, Metro staff, to share details of a successful contract with a COBID firm.

Mr. Flores provided an overview of a power improvement project for the Expo Center including the scope, budget and timeline constraints complicating the project. He discussed steps in the procurement process to engage COBID firms and shared that the contract was awarded to a COBID firm. Mr. Flores explained that because Metro had an interest in developing COBID contractors he provided additional support to the firm to overcome early construction phase challenges. He informed Council that this additional coaching and support encouraged Portland General Electric, another project partner, to assist the firm as well. Mr. Flores reported that the project was successfully completed and the real success of the project was the development a COBID contractor.

Ms. Schuster concluded that this story exemplified a procurement model focused on removing barriers. She outlined outreach and engagement activities that have fostered trust relationships with COBID firms and shared opportunities to further assess and improve their model.

Council Discussion:

Councilor Harrington thanked procurement services staff for their work and emphasized the community impact of this work. She asked staff why Metro was in a unique position to advance equity in contracting. Ms. Schuster explained that government contracting alone is a barrier for firms and the complicated nature of Metro projects can also pose barriers. She highlighted that procurement services works with project managers to provide better access and

support through the procurement process.

Councilor Stacey commended staff for their work and highlighted the importance of relationship building with historically underserved communities in order to remove social and economic barriers.

Councilor Craddick stated the presentation helped her better understand the challenges COBID contractors face and shared her appreciation for the work of staff. Councilor Dominguez shared her experience work with equity contracting at Home Forward and the importance of relationship building. She thanked project management staff for their remarkable work in building trust relationships with contractors.

Councilor Chase encouraged staff to continue this level of commitment to equity contracting and increasing the pool of qualified contractors. He appreciated the work Colas Construction and Metro staff were doing to continue to develop contractors. Council President Hughes stated the importance of outreach and additional support to COBID contractors in reaching equity contracting goals.

4. Consent Agenda

A motion was made by Councilor Dirksen, seconded by Councilor Craddick, that these items be adopted. The motion passed by the following vote:

- 4.1 Consideration of October 18, 2018 Minutes

5. Resolutions

- 5.1 Resolution No. 18-4940, For the Purpose of Amending Metro's Contracting and Procurement Administrative Rules

Council President Hughes recessed the meeting of the Metro Council and convened the Metro Contract Review Board.

Council President Hughes called on Ms. Schuster to provide a brief presentation on the resolution. Ms. Schuster reviewed the contracting and procurement administrative rules adopted by Council as the local contract review board in 2017 and explained that staff had been monitoring the effectiveness and efficiency of the new rules. She stated that the equity contracting rules required clarification on subcontractor planning and reporting requirements and recommended these changes to the contract administrative rules.

Council Discussion:

Councilor Harrington thanked procurement staff for their attention to all of the details in procurement and their outreach efforts.

A motion was made by Councilor Stacey, seconded by Councilor Dirksen, that this item be adopted. The motion passed by the following vote:

Aye: 7 - Council President Hughes, Councilor Chase, Councilor Dominguez, Councilor Craddick, Councilor Dirksen, Councilor Harrington, and Councilor Stacey

- 5.2 Resolution No. 18-4941, For the Purpose of Authorizing an Exemption From Competitive Bidding and Procurement of Construction Manager General Contractor Services By Competitive Request for Proposals for Antoinette Hatfield Hall Roof Replacement and Parapet Repair

Council President Hughes called on Ms. Schuster to provide a brief presentation on the resolution. Ms. Schuster explained the Oregon public procurement rule requirements includes an alternative procurement process in the form of a request for proposal (RFP). She outlined the requirements

for RFPs and how the Hatfield Hall roof replacement project would benefit from the RFP process. Ms. Schuster also discussed the benefit of increasing the COBID subcontracting threshold.

Council Discussion:

Councilors discussed the process for increasing a threshold and whether an amendment to the resolution was necessary. Councilors agreed it was appropriate to raise the threshold for this project alone and that further discussion would be required to determine if the threshold should be increased generally. Councilors agreed to make a motion to adopt the resolution and if necessary, add amended language to increase the threshold.

Council President Hughes recessed the meeting of the Metro Contract Review Board and reconvened the meeting of the Metro Council.

A motion was made by Councilor Harrington, seconded by Councilor Stacey, that this item be adopted. The motion passed by the following vote:

Aye: 7 - Council President Hughes, Councilor Chase, Councilor Dominguez, Councilor Craddick, Councilor Dirksen, Councilor Harrington, and Councilor Stacey

6. Chief Operating Officer Communication

Ms. Martha Bennett provided an update on the following events or items: the Regional Illegal Dumping patrol pilot program launch to provide disposable bags for those experiencing houselessness and the open house for a new trail segment connecting Tryon Creek to Lake Oswego Foothills Park.

7. Councilor Communication

Councilors provided updates on the following meetings: Rail-Volution Conference and the quarterly trails forum. Councilor Harrington shared her experience with the quick response and clean-up of a small chemical spill by her garbage hauler and commended their work to resolve the issue.

8. Adjourn

There being no further business, Council President Hughes adjourned the Metro Council meeting at 4:09 p.m. The Metro Council will convene the next regular council meeting on November 1, 2018 at 2:00 p.m. at the Metro Regional Center in the council chamber.

Respectfully submitted,



Sara Farrokhzadian, Legislative and Engagement
Coordinator

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF OCTOBER 25, 2018

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
2.0	Handout	10/25/18	Information Sheet on Elephants at the Oregon Zoo	102518c-01
2.0	Petition	10/25/18	Petition to Discontinue the Breeding, Sale and Trade of Elephants at the Oregon Zoo and Discontinue the Use of Bullhooks at the Oregon Zoo	102518c-02
2.0	Handout	10/25/18	Proposal for Business Improvements	102518c-03
2.0	Handout	10/25/18	Proposal for Transportation Improvements	102518c-04
3.1	Powerpoint	10/25/18	Oregon Convention Center Plaza & Interior Renovation	102518c-05
3.2	Powerpoint	10/25/18	Equity in Contracting Annual Report	102518c-06
4.1	Minutes	10/25/18	Council Meeting Minutes for October 18, 2018	102518c-07