



EXHIBIT B

Mill Park Construction Procurement Plan Presented by: Raimore Construction

Raimore Construction and all subcontractors will agree to the conditions of the RWEA and CDIP.

Subcontracting Goals:

Raimore Construction has an Aspirational goal of 25% for this project with 16% minimum commitment for DBE/MBE or self-identified minority owned, 8% minimum commitment for WBE or self-identified female owned firms, and 1% for remaining Equity Contractors.

Raimore has identified the following scopes for potential Equity Contractor subcontracting opportunities:

Subcontractor Scope	Estimate Phase	Procurement Type	% Of Direct Cost	Potential Cert Type	Potential Dollars	Formal/Informal Package	Outreach
Landscaping	30%	Best Value	12%	WBE	\$640,000	Formal	Direct & Equity Outreach
Splash Pad	70%	Best Value	12%	DBE	\$620,000	Formal	Direct & Equity Outreach
Picnic Shelter	90%	Low Bid	1%	DBE	\$70,000	Informal	Direct & Equity Outreach
Playground Equipment/Install	90%	Best Value	2%	ESB	\$100,000	Formal	Direct & Equity Outreach
Building Demo	90%	Best Value	2%	DBE	\$120,000	Informal	Direct & Equity Outreach
Electrical	70%	Best Value	11%		\$600,000	Formal	Direct & Equity Outreach
Site Furnishings	90%	Low Bid	2%	DBE	\$100,000	Informal	Direct & Equity Outreach
Site Surfaces	90%	Low Bid	2%	ESB	\$100,000	Informal	Direct & Equity Outreach
Plumbing	90%	Low Bid	0%	DBE/ESB	\$30,000	Informal	Direct & Equity Outreach
Fences	90%	Low Bid	2%	DBE	\$100,000	Informal	Direct & Equity Outreach
Rebar	90%	Low Bid	2%		\$100,000	Informal	Direct & Equity Outreach
Trucking	90%	Low Bid	2%	DBE	\$150,000	Informal	Direct & Equity Outreach
Basalt Columns	90%	Low Bid	1%	DBE	\$42,000	Informal	Direct & Equity Outreach



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Raimore Construction is a certified MBE that has recently graduated from the DBE certification status. Raimore is committed to working with local equity firms on all projects. With Raimore's self-performed work, we anticipate approximately 85% of the Hard Construction costs will be performed by equity firms.

Our total Hard Construction cost at GMP is \$5,251,820.00. Our anticipated subcontract dollars is \$2,772,000, which is 51% of our overall anticipated hard construction dollars. Raimore anticipates that approximately 60% of these dollars will be allocated to equity firms.

30% Best Value RFP: Utilize the Best Value RFP approach by directly reaching out to certified firms that are qualified to perform these scopes. Justification: Raimore has identified numerous scopes that will benefit from early subcontractor engagement. The early procurement of these contractors allows for a proper response time, value engineering opportunities, assistance in scope development, improved approach for long lead items, commits limited resource subcontracts, gains constructability comments from specialized subs, aids in permitting process, allows time to address "High Road" requirements.

70% Best Value RFP: Utilize the Best Value RFP approach by directly reaching out to certified firms that are qualified to perform these scopes. Justification: Allows for a proper response time, value engineering opportunities, improved approach for long lead items, commits limited resource subcontracts, gains constructability comments from specialized subs, aids in permitting process, allows time to address "High Road" requirements.

90% Low Bid With Qualifications: Utilize the Low Bid With Qualifications approach to procure the remainder of the subcontractors (both formal and informal packages). We will utilize local agencies like NAMC and the DJC to advertise for these bid packages. We will also perform direct outreach to Equity Contractors utilizing the State of Oregon COBID Website and utilize self-certified Equity Contractors.

Package Development: Best Value RFP and Low Bid With Qualifications packages will be developed at the appropriate design milestone.

Best Value RFP Selection: Subcontract proposals will be selected on a points-based system similar to the proposal that Raimore submitted for the Mill Park project. Each proposal will be evaluated on project team, proposer's capabilities, project approach and understanding, and corporate responsibility. The proposals and scoring sheet will be distributed to the owner's team for evaluation. The firm with the best score will be awarded the contract. The scoring sheet is attached at the end of this document for reference.

Low Bid Selection: Subcontractor with the lowest bid will be selected for the project.

Raimore's proposed schedule is as follows:

Schedule:

30% Best Value Procurement: November 27th-January 20th

- Package Development: January 2nd-January 22nd



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- Compliance specialist engagement January: 2nd-February 15th, support as needed
- Local agency involvement, ad placement and direct outreach: January 23rd-February 14th
- Best Value Direct Outreach January 23rd-February 14th
- Pre-Bid Meeting: December 21st
- Pre-Bid Meeting Follow Up/Workshop: February 7th
- 30% Proposals due: February 22, 2023

30% Best Value Selection: February 24, 2023

Scope Development/VE with 30% Best Value Subs: February 17th-February 28th

70% Best Value Procurement: January 30 – April, 2023

- Package Development: January 30th-February 20th
- Compliance specialist engagement: February 6th-February 20th
- Local agency involvement, ad placement and direct outreach: February 6th-March 28th
- Best Value Direct Outreach: March 6th- April 7th
- Pre-Bid Meeting: March 21st
- Pre-Bid Meeting Follow Up/Workshop: March 28th
- Proposals due: April 7th

70% Best Value Selection: April 18, 2023

Scope Development/VE with 30% and 70% Best Value Subs: April 5th- April 20th

90% Best Value and Low Bid Procurement: April 3rd-June 6th

- Package Development: April 3rd-May 7th
- Compliance specialist engagement: April 10th-May 7th
- Low Bid Outreach/Advertisement: May 8th – June 1st
- Pre-Bid Meeting: May 17th
- Pre-Bid Meeting Follow Up/Workshop: May 24th
- 90% Proposals due: June 6th

90% Low Bid Selection: June 6, 2023

100% Subcontractor Negotiations: June 2023-July 2023

Raimore's packages will be broken out into two types of packages: Informal and Formal described as such:

Formal Packages: (Over \$150,000.00) Formal packages will be developed at the 60% and 90% design milestone. Packages will be advertised in The Portland Observer, The Asian Reporter, the DJC and other available agencies. Additionally, Raimore will work with Division Midway Alliance for additional outreach opportunities within the area. These packages will be issued in two procurement types: Best Value using RFP process and Low Bid With Qualifications process. Raimore will track our outreach records on an internal spreadsheet.



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Raimore will share solicitation opportunities for both Best Value RFP and Low Bid With Qualifications packages to:

- City of Portland Procurement, prior to agency solicitation
- Oregon Association of Minority Entrepreneurs (OAME)
- National Association of Minority Contractors Oregon (NAMCO)
- National Utility Contractors Association (NUCA)
- Associated General Contractors (AGC)
- Professional Business Development Group (PBDG)
- Latino Built

Raimore has identified subcontractors who have historically bid on the identified scopes. Raimore believes that many of the potential subcontractors for the informal packages will not meet the High Road contractor standards. Instead of requesting an exemption for this work Raimore will work with subcontractors to assist them in creating avenues that will help them qualify to meet the RWEA, and CDIP requirements. Raimore will work with these subcontractors to identify the barriers that are preventing them from qualifying as a “High Road” contractor and work with them on a case by case basis to qualify them as such.

Landscaping	Splash Pad	Playground Equip.	Electrical
*Miller Factors	T-Edge	*GR Morgan	Affordable
*Neyda’s Landscape		T-Edge	*Nexus
*Precision Landscape		Paul Brothers	Tice

Informal Packages: (Under \$150,000.00: All informal packages occur at the 90% milestone) Informal packages will all be developed at the 90% design level and will be based off a Low Bid With Qualifications evaluation. Informal packages will be sent directly to Equity Contractors via email and direct phone calls. Raimore will identify Equity Contractors that may not have the potential to meet the High Road requirements of the RWEA and explore ways to qualify these subcontractors.

Raimore has identified subcontractors who have historically bid on the identified scopes. Raimore believes that many of the potential subcontractors for the informal packages will not meet the High Road contractor standards. Instead of requesting an exemption for this work Raimore will work with subcontractors on a case-by-case basis to assist them in creating avenues that will help them qualify to meet the RWEA, and CDIP requirements as mentioned above. Ashley and Bill will work with city procurement to assist the development of Highroad contractors.

Raimore has identified the following subcontractors for the informal scopes:

Site Furnishings	Building Demo	Picnic Shelter	Plumbing	Fencing	Rebar
*Advanced Tribal	NW Demo	*Advanced Tribal	McDonald	Portland Fence	TBD
*RNAC	*Merit Const	T-Edge	TBD	*Azuri Fence	TBD



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3 Diamond	Self Perform	TBD	TBD	3 Diamond	TBD
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Limited Source: Separately we have identified one scope that will require a limited source approach due to the specified scope of work. The scope is the site surfaces installation. This scope requires a specified certificate to install the DuraSafe product and only one supplier holds the certification and Raimore will apply for an exception for this scope.

Pre-Bid/Pre-Proposal Meetings:

Raimore will host Pre-Bid and Pre-Proposal meetings at both 60% and 90% design development. Meetings will be held at least 2 weeks prior to bid submission to allocate enough time for contractors to finalize proposals and bids. Meetings will be held virtually for ease of scheduling with contractors.

Raimore will provide a range of mentoring and assistance opportunities for our subcontractors. Including:

- Conduct regular workshops and meetings to assist with bidding and proposals, administration including CPR and utilization support, and equipment procurement
- Provide prompt payment, allowing for bi-weekly invoicing and payments. payment
- Bonding assistance for smaller firms
- In-house technical assistance training for take-offs, drawing and specification comprehension, and other project management tools.

This will also be the appropriate time to advertise the RWEA/CDIP requirements in order to gather early assessments of the necessary needs for potential subcontractors who do not meet the RWEA/CDIP standards.

Raimore will include the City of Portland procurement team in all pre-bid/pre-proposal meetings.

Subcontract Replacement: If for any reason a subcontractor needs to be replaced on the project, Raimore will notify the city, complete the required replacement forms and solicit at least 3 replacement subcontractors for the same scope of work. Raimore will then select the replacement subcontractor based on the same criteria as the original selection.

Workforce and Diversity Goals:

Raimore commits to all contracts, at any tier, with a value of \$100,000 or more, and 300 hours or more for any trade; the aspirational goals for workforce diversity as set forth in Section B below shall apply. For contracts at any tier, the aspirational goals for workforce diversity set forth in Section A and B shall apply.

A. Apprenticeship Aspirational Rising Diversity Goal

- 22% of the total apprentice hours, by trade, shall be worked by BIPOC
- 9% of the total apprentice hours, by trade, shall be worked by women

B. Journey Level Aspirational Rising Diversity Goal

- 22% of the total journey level hours, by trade, shall be worked by BIPOC
- 9% of the total journey level hours, by trade, shall be worked by women



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Raimore is currently signatory with the Local 737, Local 701, and Local 555 for all trades we will utilize on the project. Raimore is a certified training agent that is currently registered with the Oregon Bureau of Labor and Industries (BOLI).

All trade employees on the project will be paid the required BOLI rates for the project.

All Best Value RFP and Low Bid With Qualifications packages will require potential subcontractors to complete High Road and CDIP forms. Subcontractors will be required to submit monthly CPR's and record monthly payments in the City of Portland procurement for the duration of the project.

All contractors and employees on the project will be required to attend and implement Raimore's anti-harassment training and protocols, PURE (Pathways. Unity. Representation. Equity). Raimore has recently launched this program company wide and on all our new projects.

Exhibits: Raimore Addendum 1, RWEA and CDIP, PURE-Safe From Hate