



Construction Procurement Plan

For

Preconstruction Services

For The

82nd Ave Major Maintenance Project

COP Contract No. 30008447

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SECTION 1 – SELECTION OF SUBCONTRACTORS AND SUPPLIERS

1.1 – Strategies for Meeting RWEA and CDIP Goals

Raimore Construction is proposing the following contracting plan to ensure that we comply with City of Portland's RWEA and CDIP goals. We will use a preliminary estimate forecasting tool called a "Green Sheet" that breaks down bid items with quantities, units of measure, and unit pricing that we will use to precisely forecast subcontracting opportunities, utilization of subcontractors and project workforce diversity by craft. The Greensheet contains detailed construction activities and a schedule of values that allows us to implement the following strategies:

- Best Value approach to evaluate all potential Project subcontractors.
- Match existing M/WBE's with appropriate scopes, identify best packaging methods to breakdown scopes to optimize minority participation.
- Assess which scopes need to be awarded Low Bid or Best Value.
- Target outreach efforts for subcontractors and workforce
- Develop technical assistance to meet the needs of M/W/DBE contractors.

See Figure 1. Greensheet Forecasting on Appendix A.

In collaboration with the City of Portland approval, Raimore will utilize four types of procurement for all subcontracted scopes of work. They are Low Bid with Qualifications, Best Value, Mini CMGC (MCMGC), and Direct Solicitation. See below.

Characteristic:	Best Value	LOW BID with Qualifications	Direct Solicitation	MCMGC (Best Value)
Goal	Best Value focusing on price, diversity metrics, and availability	Lowest price. Price and qualifications can also be utilized in methodology	Procure desired subcontractor	Select and mentor a small business firm to manage multiple trades under a single subcontract
Cost Evaluation Process	Costs in proposals are part of the cumulative total score	Costs are compared to Raimore estimate, independent estimate, and qualified proposers	Costs are compared to Raimore estimate, and independent estimate	Costs in proposals are part of the cumulative total score
Best and Final Offer (BAFO)	Yes	Yes	Yes	Yes
Informal	Yes	Yes	Yes	Yes
Formal	Yes	No	No	Yes

Award Basis	Based on overall scoring of proposal	Criteria weighted heavy on price, lowest responsive proposer for price, and other criteria shown in scorecard	Based on overall scoring of proposal	Based on overall scoring of proposal
Responses Evaluated by	Informal evaluation committee	Informal evaluation committee informal evaluation committee	Formal evaluation committee with several participants	Raimore to provide written justification
Open-Book	No	No	Yes	No

Low-Bid with Qualifications, Best Value, and MCMGC will be publicly advertised, and are deemed to be competitive in nature. There is no limit to the pool of applicants for these three types of procurements. While Raimore will stress the need for competitive pricing, price will only be one of the evaluation criteria. Like scopes will be divided up based on schedule, geography, complexity, and size. Raimore will coordinate all subcontractors on the project, including those performing the same scopes, at different times and locations on the project. To achieve the highest level of M/WBE participation on the project a variety of approaches are necessary depending on the scope of work and the size of the bid packages.

Raimore has identified scopes for potential Equity Contractor subcontracting opportunities:

DRAFT PENDING 95% ESTIMATE VALUES	SUBCONTRACTOR SCOPE	ESTIMATE PHASE	PROCUREMENT TYPE	CONSTRUCTION PHASE	POTENTIAL DOLLARS	MENTORING OPPORTUNITY	POTENTIAL EQUITY CONTRACTOR CERTIFICATION
	Underground Utilities/Plumbing	60%	Direct Solicitations	Early Work/ Phase 1	*\$3,149,000	Yes	DMWESB
	Site Electrical/Traffic Signals	60/90%	Best Value	All Phases	*\$4,160,124	N/A	DMWESB
	Traffic Control	90%	Low Bid	All Phases	*\$2,668,350	N/A	DMWESB
	Trucking	90%	Low Bid	All Phases	\$1,000,000	N/A	DMWESB
	Paving	90%	Low Bid	Phase 2&3	*\$3,651,426	N/A	DMWESB
	Striping & Signage	100%	Low Bid	Phase 3&4	\$500,000	N/A	N/A
	Concrete Flatwork	100%	Low Bid	Phase 2 & 3	\$500,000	Yes	DMWESB
	Landscaping	100%	Low Bid	Phase 4	\$1,000,000	N/A	DMWESB

*Actual pricing provided from procurement process.

1.2 – Strategies for M/WBE Outreach

Our team will use proven outreach strategies to build community awareness and maximize diversity contracting opportunities and workforce diversity, wherever possible. To provide awareness and education about upcoming project opportunities, outreach strategies include:

- Mixers in the community
- Conducting Open Houses
- Engaging with Neighborhood Associations
- Developing Plan Rooms
- Partnering with Local, Diverse Organizations
- One-on-One Interaction
- Engagement with Pre-apprenticeship Programs
- Continuous, Open, and Meaningful Communication
- Engagement with Local Outreach/DBE Coordinators

We will provide mentorship and training opportunities during preconstruction services and throughout the construction project to M/WBE firms. We will utilize LatinoBuilt, NAMC, PBDG and larger MBE contractors to Build Each Other Up and provide hands-on learning and technical assistance to ensure MBE contractors are prepared for construction during pre-construction activities. Our team will identify capacity building scope opportunities in the pre-construction phase, perform outreach, and early education about opportunities and training on technical issues in partnership with the trade associations listed above.

1.3 – Timeline and Schedule

Procurement of subcontractors and suppliers plays a key component in ensuring schedule certainty. Our past experiences with projects of this size and nature suggest that we onboard critical path contractors before GMP to get their expertise and secure schedule assurance. To that end, we suggest the following procurement schedule.

Critical Path Best Value Procurement at 60% (Scopes: Site Electrical, Traffic Signals)

- Package Development: December 2023
- Best Value Outreach: early January 2024
- Questions and RFP Responses: late January 2024
- Proposals Due: early February 2024
- Proposal Selection: mid-February 2024

Early Work Packages (Scopes: Fiber/Storm)

- Direct Contractor Selection: January 2024
- NTP issued: February 2024

Low bid Selection at 90% (Scopes: Traffic Control, Trucking, Paving)

- Package Development: June 2024
- Outreach/Advertisement: June 2024 – July 2024
- Pre-Bid Meeting: mid July 2024
- 90% Proposals due/selection: early August 2024

Low bid Selection at 100% (Scopes: Striping & Signage, Concrete Flatwork, Landscaping)

- Package Development: November 2024
- Outreach/Advertisement: November 2024 – December 2024
- Pre-Bid Meeting: early December 2024
- 100% Proposals due/selection: early January 2025

In addition to the information provided above we are also considering the concept within each scope to be divisible by the three segments.

SECTION 2 – WORKFORCE DEVELOPMENT AND LOCAL HIRING EXPERIENCE

2.1 – Business Anti-Displacement Outreach Strategies

During pre-construction Raimore will be supporting the City of Portland's effort to engage businesses along the corridor, to gather information about the type of business and potential impact construction could have on its operations. Raimore will help the City of Portland's facilitation of providing information to the businesses along the alignment with frequent schedule and project messaging to reduce communication overlaps and project construction effects that could impact their business operations. We will liaison with the City of Portland to provide information on the types of businesses that will likely be impacted by the project, based on business operational information collected during pre-construction, we will coordinate with the City of Portland on the best strategies necessary to implement the anti-displacement commercial/small business support.

Throughout our outreach efforts we will identify businesses along the corridor without public works experience who are not certified to guide them through the certification process and provide information on business opportunities. We will use an anti-racist engagement process, including supporting the City of Portland's BIPOC-led community visioning processes, in partnership with Community Partners like Jade Association and Asian Pacific American Network of Oregon (APANO). Raimore will also support the project's goals of increasing economic opportunity, identifying opportunities to implement the BPS anti-displacement strategy by matching community needs with City anti-displacement community benefits for reduction of racial disparities.