

Date: April 27, 2022

To: Board of Directors

From: Sam Desue, Jr.

Subject: RESOLUTION NO. 22-04-20 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING CONTRACT MODIFICATIONS WITH CBM SYSTEMS, LLC, COLUMBIA PRESSURE WASHING, LLC, AND RELAY RESOURCES ENTERPRISES FOR CUSTODIAL GOODS AND SERVICES FOR TRIMET FACILITIES AND TRANSIT CENTERS

1. Purpose of Item

This Resolution requests that the TriMet Board of Directors (Board) authorize the General Manager or his designee to execute contract modifications with CBM Systems, LLC (CBM), Columbia Pressure Washing, LLC (CPW), and Replay Resources Enterprises (Relay) for custodial goods and services for TriMet facilities and transit centers (Modifications).

2. Type of Agenda Item

- Initial Contract
- Contract Modification
- Other _____

3. Type of Contract Procurement

- Low Bid / Invitation to Bid (ITB)
- Request for Proposals (RFP) (inc. CM/GC)
- Request for Qualifications (RFQ) (Personal Services)
- Other (inc. sole source) _____

4. Reason for Board Action

Board authorization is required for contract modifications causing contract amounts to exceed amounts previously authorized by the Board.

5. Type of Action

- Resolution
- Ordinance 1st Reading
- Ordinance 2nd Reading
- Other _____

6. Background

TriMet operates and maintains numerous administrative offices, layover and toilet facilities for operators and maintenance employees, and transit centers for TriMet customers. TriMet contracts for custodial services at these facilities, including cleaning restrooms, vacuuming, carpet cleaning, dusting, removing trash, litter pickup, pressure washing and related services. On December 12, 2018, via Resolution No. 18-12-82, the Board authorized the General Manager to execute three custodial goods and services contracts with the vendors in the amounts shown below:

CBM Systems, LLC (CBM)	\$1,584,915
Columbia Pressure Washing, LLC (CPW)	\$2,256,140
Relay Resources Enterprises (Relay)	<u>\$888,675</u>
TOTAL AMOUNTS:	\$4,729,730

Due to the COVID-19 pandemic, utilization of these contracts has exceeded what was anticipated at the time of the original solicitation. The pandemic has imposed significantly greater obligations on staff to provide continuous on-site touch point disinfection at operator report areas and areas with similar occupancy, along with conducting more frequent traditional cleaning activities. Impacts resulting from social unrest, protests and riots also caused a higher utilization of these contracts than anticipated, including a tremendous increase in graffiti and associated need for removal, plus increased vandalism and dumping of waste from houseless encampments near TriMet facilities.

This Resolution authorizes Modifications to increase the total amounts of each of these contracts as shown below:

CBM Systems, LLC	from: \$1,584,915 to \$2,166,027
Columbia Pressure Washing, LLC	from: \$2,256,140 to \$3,273,905
Relay Resources Enterprises	from: <u>\$888,675</u> to <u>\$1,403,066</u>
TOTAL AMOUNTS:	\$4,729,730 to \$6,842,998

7. Procurement Process

These contracts originally were procured via an Invitation to Bid (ITB) process.

8. Diversity

- CBM’s 130-person workforce is 100% minority and 61% female. Approximately 5% of its work will be via the use of subcontractors.
- CPW’s 10-person workforce is 100% minority and 40% female. Approximately 20% of its work will be via the use of subcontractors.
- Relay is a Qualified Rehabilitation Facility (QRF), and its 519-person workforce is 38% minority and 40% female. Approximately 5% of its work will be via the use of subcontractors.

9. Financial/Budget Impact

Agency-wide custodial goods and services costs are budgeted as an element of the ongoing Facilities Management operating budget.

10. Impact if Not Approved

Failure to approve this Resolution and permit the increased funding for these three contracts could cause significant safety hazards to TriMet staff and buildings, and potential disruption to its operations. Further, CBM, CPW, and Relay are well-qualified to perform these services and TriMet has been very satisfied with their performances to date.

RESOLUTION NO. 22-04-20

RESOLUTION NO. 22-04-20 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING CONTRACT MODIFICATIONS WITH CBM SYSTEMS, LLC, COLUMBIA PRESSURE WASHING, LLC, AND RELAY RESOURCES ENTERPRISES FOR CUSTODIAL GOODS AND SERVICES FOR TRIMET FACILITIES AND TRANSIT CENTERS

WHEREAS, TriMet has authority under ORS 267.200 to enter into contract modifications with CBM Systems, LLC (CBM), Columbia Pressure Washing, LLC (CPW), and Relay Resources Enterprises (Relay) for custodial goods and services for TriMet facilities and transit centers; and

WHEREAS, by Resolution dated October 25, 2017, the TriMet Board of Directors (Board) adopted a Statement of Policies requiring the Board to approve goods and services contracts obligating TriMet to pay in excess of \$1,000,000; and

WHEREAS, by Resolution 18-12-82 the Board approved contracts with CBM, CPW, and Relay in amounts totaling \$4,729,730; and

WHEREAS, the total amount of the Modifications exceed the contract amounts originally authorized by the (Board);

NOW, THEREFORE, BE IT RESOLVED:

1. That the Modifications shall conform with applicable law.
2. That the General Manager or his designee is authorized to execute Modifications to the contracts listed below, increasing the contract amounts as follows:

CBM Systems, LLC	from \$1,584,915 to \$2,166,027
Columbia Pressure Washing, LLC	from \$2,256,140 to \$3,273,905
Relay Resources Enterprises	from <u>\$888,675</u> to <u>\$1,403,066</u>

TOTAL AMOUNTS:	\$4,729,730	\$6,842,998
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Dated: April 27, 2022

Presiding Officer

Attest:

Recording Secretary

Approved as to Legal Sufficiency:
Gregory E. Skillman
Legal Department