


Date: May 22, 2024

To: Board of Directors

From: Sam Desue, Jr 

Subject: **RESOLUTION 24-05-33 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH PORTLAND MALL MANAGEMENT, INC. (PMMI) FOR CLEANING, MAINTENANCE, AND SECURITY SERVICES ON THE PORTLAND TRANSIT MALL AND RELATED STREETS**

1. Purpose of Item

This Resolution requests that the TriMet Board of Directors (Board) authorize the General Manager to execute a contract with Portland Mall Management, Inc. for cleaning, maintenance and security services on the Portland Transit Mall, and Morrison Street, Yamhill Street, and First Avenue.

2. Type of Agenda Item

- Initial Contract
- Contract Modification
- Other: Authorize a Sole Source Contract with Portland Mall Management, Inc.

3. Reason for Board Action

Board authorization is required for all contracts obligating TriMet to pay in excess of \$1,000,000.

4. Type of Action

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

5. Background

Portland Mall Management, Inc. (PMMI) is a non-profit corporation established in January of 2007 for the purpose of overseeing and coordinating maintenance, cleaning, and security services on the downtown Portland Transit Mall. PMMI is governed by a volunteer Board of Directors, which consists of downtown property owners, City of Portland officials, and TriMet officials. The establishment of PMMI anticipated TriMet’s renewal and reconstruction of the Mall as part of TriMet’s I-205/Mall Green Line light rail project, which opened for revenue service in September of 2009.

PMMI funding is provided primarily by TriMet, with a contribution from the City of Portland pursuant to an intergovernmental agreement (IGA), as well as by cash

contributions from the Portland Metro Chamber (PMC) Clean & Safe program, and Portland State University (PSU).

On June 24, 2009, the Board authorized a five-year Agreement for Services with PMMI through June 30, 2014, for cleaning, maintenance, and security services on the Portland Transit Mall, and Morrison Street, Yamhill Street, and First Avenue. On May 28, 2014, the Board authorized a second five-year Agreement for Services with PMMI through June 30, 2019. On May 15, 2019, the Board authorized a third five-year Agreement for Services with PMMI through June 30, 2024. The Board’s approval of this Resolution would authorize a fourth five-year Agreement for Services with PMMI to continue these cleaning, maintenance and security services through the termination date of June 30, 2029.

The partnership of TriMet, the City, and downtown property owners in engaging the services of PMMI yields consistent, long-term management and upkeep of the Transit Mall, and TriMet believes that it will continue to be beneficial to have one entity coordinating such services for the Transit Mall.

TriMet and the City share the belief that the partnership and PMMI’s services have successfully managed and maintained the Transit Mall during the past 15 years. TriMet and the City intend to extend their separate IGA for Enhanced Transit Mall Upkeep, which supplements the PMMI Agreement for Services authorized by this Resolution. That IGA will be presented to the Board for its consideration at a future meeting

The total costs of PMMI’s services over Fiscal Years 2025-2029 are \$13,609,834. These costs will be paid by contributions from TriMet, the City of Portland, the PMC’s Clean & Safe, Inc., and PSU. Of the total, approximately 74% will be paid by TriMet, 15% by the City, and 11% by PMC's Clean & Safe, Inc. and PSU.

Table A below shows the proposed amounts for PMMI’s services for Fiscal Years 2025-2029, and projected expenses and partnership funding amounts.

TABLE A	FY25	FYs 26-29	Total FYs 25-29
Transit Mall Cleaning Services	\$1,069,931	\$4,610,477	\$5,680,407
Morrison/Yamhill/1 st Avenue Cleaning Services	\$270,614	\$1,166,113	\$1,436,727
Transit Mall Maintenance Services	\$189,001	\$794,568	\$983,569
Program Management	\$178,580	\$750,756	\$929,336
Security Program	\$768,995	\$3,313,704	\$4,082,699
Public Space Activation	\$95,521	\$401,575	\$497,096
Total PMMI Contract Services	\$2,572,642	\$11,037,193	\$13,609,834

PMMI Partner Contributions to the TriMet/PMMI Contract for PMMI services:

Clean & Safe, Inc.	\$84,128	\$360,928	\$445,056
Portland State University	\$195,419	\$838,388	\$1,033,807
Total Third Party Contributions	\$279,547	\$1,199,316	\$1,478,863

Total PMMI Contract, less Third Party Contributions	\$2,293,095	\$9,837,877	\$12,130,971
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TriMet/PMMI Contract Funding:

City of Portland contribution via separate IGA	\$394,915	\$1,734,590	\$2,129,506
TriMet contribution	\$1,898,179	\$8,103,286	\$10,001,465
TriMet /PMMI Contract Subtotal	\$2,293,095	\$9,837,876	\$12,130,971

TriMet On-call Specialty Maintenance Services	\$150,000	\$600,000	\$750,000
TriMet PMMI Obligation	\$2,443,095	\$10,437,876	\$12,880,971

The proposed PMMI Agreement for Services is for a base period of one year, with options to renew for as many as four (4) additional years. Annually, PMMI meets with the City and TriMet to determine changes to costs for upcoming years. Under this Resolution, the Board would authorize the General Manager to execute the Agreement, and at his discretion, execute future modifications to the Agreement for option years one through four.

The estimated total amount for the five-year PMMI Agreement for Services is \$12,880,971. This is made up of the City's contribution of \$2,129,506 plus TriMet's contribution of \$10,001,465 for estimated base services of \$12,130,971, along with an estimated \$150,000 per year for any specialty maintenance services that may be ordered on an on-call basis by TriMet. The total amount paid for on-call specialty maintenance services will be based upon TriMet's actual requirements.

6. Procurement Process

The PMMI Agreement for Services is processed through TriMet's Finance and Legal Divisions.

7. Diversity

The workforce utilized by PMMI for its daily cleaning and maintenance services is provided under a PMC subcontract with Central City Concern (CCC), through its Homelessness to Self-Sufficiency program. This CCC program offers training and mentorship opportunities to workers that are formerly homeless or have other barriers to employment, helping them to re-enter the workforce. CCC Crews provide sidewalk sweeping, graffiti removal, litter and cigarette removal, transit shelter cleaning, and sidewalk pressure washing services.

CCC has a workforce of 106 people, of whom 37% are minority and 11% are female. Separately, PMMI issues contracts for security patrol services, and for on-call specialty maintenance services such as brick intersection repairs, painting, care of street trees, and transit lane pavement markings.

8. Financial/Budget Impact

The amount of the PMMI Agreement for Services is included in the Maintenance Division's FY2025 operating budget for its Facilities Management Department.

9. Impact if Not Approved

If the PMMI Agreement for Services is not approved, the long-term benefits of the original investment by both public and private funding will erode, and safety, social, and economic viability of the original investment will diminish. In addition, commitments to downtown property owners who were assessed fees when the Local Improvement District (LID) was formed to fund urban treatments on the Portland Mall will be jeopardized if the services provided by PMMI are not continued as originally planned.

RESOLUTION NO. 24-05-33

**RESOLUTION NO. 24-05-33 OF THE TRI-COUNTY METROPOLITAN
TRANSPORTATION DISTRICT OF OREGON (TRIMET)
AUTHORIZING A CONTRACT WITH PORTLAND MALL
MANAGEMENT, INC. (PMMI) FOR CLEANING, MAINTENANCE AND
SECURITY SERVICES ON THE PORTLAND TRANSIT MALL AND
RELATED STREETS**

WHEREAS, TriMet has authority under ORS 267.200 to enter into an agreement for services (Contract) with Portland Mall Management, Inc. (PMMI) for cleaning, maintenance and security services on the Portland Transit Mall, and on Morrison Street, Yamhill Street, and First Avenue; and

WHEREAS, by Resolution No. 22-05-35, dated May 25, 2022, the TriMet Board of Directors (Board) adopted a Statement of Policies requiring the Board to approve all contracts obligating TriMet to pay in excess of \$1,000,000; and

WHEREAS, the total amount of the Contract exceeds \$1,000,000;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Contract shall conform with applicable law.
2. That the General Manager or his designee is authorized to execute the Contract for FY2025 in the amount of \$2,293,095, and to execute up to four additional, one-year, Contract extensions for a total amount not to exceed \$12,880,971, through the Contract's termination date of June 30, 2029.

Dated: May 22, 2024

Presiding Officer

Attest:

Recording Secretary

Approved as to Legal Sufficiency:



Legal Department