



REQUEST FOR PROPOSALS

PROFESSIONAL SERVICES

Frog Pond East and South Master Planning

ADVERTISEMENT DATE: JANUARY 27, 2021

Address Proposals to:

City of Wilsonville

Attn: Daniel Pauly AICP, Planning Manager

29799 SW Town Center Loop East

Wilsonville, OR 97070

Proposals due: Thursday, February 18, 2021, at 2:00 p.m., Pacific Time

Proposals must be in pdf form, plainly marked as follows: "Request for Proposals – Frog Pond East and South Master Planning," and sent to the attention of Daniel Pauly, AICP, Planning Manager at pauly@ci.wilsonville.or.us. Include the name and address of the Proposer. The City of Wilsonville reserves the right to reject any or all Proposals.

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Request for Proposals

The City of Wilsonville, Oregon (“City”) is requesting Proposals in order to select a qualified consultant to provide professional services for the Frog Pond East and South Master Planning project (“Project”). Proposers are invited to demonstrate their experience and qualifications in performing work directly related to the services required by responding to this **Request for Proposals (RFP)**.

I. PROJECT DESCRIPTION

The City invites proposals from qualified individuals and consulting firms (“Proposer”) to support the Frog Pond East and South Master Plan project (“Project”). The Project will create the regulatory framework and perform necessary analysis to develop a Master Plan for development of the Advance Road Expansion Area also known as Frog Pond East and South added to Metro’s UGB in 2018. The project will ensure compliance with Metro’s conditions of UGB expansion, state statute and rules, including House Bill 2001 and related administrative rules regarding middle housing, as well as local goals and strategies coming from the City’s ongoing housing work, including the Equitable Housing Strategic Plan. Building upon the adopted Concept Plan, the Project includes addressing barriers for needed housing, creating a land use plan, defining community elements such as streetscapes and parks and open space, and planning infrastructure. The project will embrace equitable housing planning with specific outcomes benefiting historically marginalized communities of color. Outreach will be an integral part of the Project. The Proposer will be responsible to create and implement an innovative and impactful community engagement plan.

About the City

The City of Wilsonville is a fast-growing city of approximately 25,635 residents located on the southern border of the Portland Metropolitan area near the North Willamette Valley, along the Willamette River. Wilsonville is supported by a diverse economy and has benefitted from thoughtful planning, high development standards, a beautiful natural environment, and excellent schools. The City is home to many high-tech companies, including Xerox, DW Fritz, Collins Aerospace, Mentor Graphics, and FLIR Systems. Wilsonville prides itself on the high quality of life enjoyed by residents, commuting workers, and those who visit Wilsonville.

Wilsonville has a long history of implementing a variety of housing types to meet different needs in the community, particularly in large master plans. In particular, the Villebois Master Plan incorporates a variety of housing types including specific affordable housing projects and housing for individuals with mental health conditions. As another example, when Wilsonville faced the closure of its largest mobile home park the City passed an ordinance to require compensation for displaced residents.

Project Area

The Project Area encompasses 2 of 3 planned neighborhoods in an area known as Frog Pond. The larger Frog Pond Area comprises approximately 500-acres of land on the eastern edge of Wilsonville planned for future residential growth. An area plan, or concept plan for the area, was adopted by the City in 2015. The area includes three sub-areas or neighborhoods, Frog Pond West (not included in this Project Area), Frog Pond East, and Frog Pond South (both included in the

Project Area). The Frog Pond West neighborhood was added to the Metro region's Urban Growth Boundary in 2002. The 2015 Frog Pond Area Plan was followed by a more detailed Frog Pond West Master Plan in 2017. The Master Plan established the framework for development of a neighborhood of 452-571 homes in Frog Pond West. Portions of the Frog Pond West neighborhood have now been annexed into the City and are actively under development. The Frog Pond East and South neighborhoods were added to the Urban Growth Boundary in 2018. The neighborhoods together are required to provide at least 1,325 dwelling units. The housing variety will need to comply with Oregon House Bill 2001 and related administrative rules. The adopted concept plan describes the East and South neighborhoods as follows.

The East Neighborhood: a future neighborhood in the urban reserve adjacent to the BPA power line/open space corridor; comprised of a variety of housing choices that includes Attached/Cottage Single Family; land for an estimated 682 to 846 homes; a 3.5 acre neighborhood commercial center to provide small scale retail and a community gathering place; civic/cultural uses at the historic Frog Pond Grange; and one neighborhood park.

The South Neighborhood: a future neighborhood – in the urban reserve – anchored by civic uses that include a new middle school (opening 2017) and 10-acre community park (future); and comprised of a variety of detached housing choices and land for an estimated 476 homes. (Note: The middle school has opened, the school district chose a site in Frog Pond West for a primary school and the exact plans for the remainder of their property in Frog Pond South remains uncertain. The land for the 10-acre park has been dedicated to the City and awaits funding opportunities for development.

Budget

The budget for the Project is not to exceed \$ 350,000. This amount is to include all expenses incurred by the Proposer, including expenses for travel, supplies, and printing. Payment will be made upon completion of the work and within thirty (30) days of receipt of a final invoice.

II. SCOPE OF WORK

In collaboration with City staff, the consultant will lead the creation of the regulatory framework and perform necessary analysis to develop a Master Plan for development of Frog Pond East and South. The Project includes addressing barriers for needed housing, creating a preferred land use and transportation plan, defining community elements, and planning infrastructure.

For more detailed information on the Scope of Work, including a description of each of the project objectives and anticipated deliverables, see Exhibit A – Scope of Frog Pond East and South Master Plan attached to Attachment A – Sample PSA.

The City reserves the right to modify the Scope of Work based on the Proposer's Proposal.

Term of Service

The contract resulting from this RFP shall have an anticipated date of final completion on December 31, 2022.

III. MINIMUM QUALIFICATIONS

To be considered for award of the contract for this Project, each Proposer shall demonstrate the following minimum criteria as part of its Proposal.

1. Proposer's project team shall include: a project manager with experience leading a large multi-disciplinary team, a land use planner(s) specializing in master planning new urban areas, an architect(s)/urban designer and/or landscape architect(s) specializing in both residential and commercial public realm design and park design, an engineer(s) specializing in infrastructure master planning including streets, water, sewer, and storm, an outreach specialist(s), a professional(s) with expertise in residential and commercial market analyses including analyses for affordable housing and ADU's, a professional(s) with expertise in SDC's and infrastructure funding.
2. Proposer shall demonstrate a minimum of ten (10) years' experience providing the types of services described within the Scope of Work of this Request for Proposals for public agencies.
3. Proposers with a record of substandard workmanship, as verified by the City by communication with licensing authorities, former clients and references, and other means as the City deems appropriate, will not be considered.
4. Proposers shall be familiar with the Oregon land use system.
5. Proposers shall have demonstrated commitment to and experience engaging diverse communities, including historically marginalized communities of color, and ensuring diverse needs and viewpoints have a tangible impact on project outcomes. This includes experience communicating detailed and sometimes complex standards in an approachable way to the public to garner valuable input.
6. Proposers shall have demonstrated commitment and ability to create novel and innovative solutions to complex issues, particularly around housing and expanding opportunities for historically marginalized communities of color and balancing good design, development standards, and cost.

IV. PROPOSAL REQUIREMENTS

Proposers shall prepare and submit Proposals in accordance with the requirements stated within this RFP. Adherence to these requirements will ensure a fair and objective analysis of submitted Proposals. Proposals should provide a clear, concise description of the Proposer's capabilities to satisfy the requirements of this RFP. Emphasis should be placed on completeness, brevity, and clarity of content as well as a creative and innovative approach to achieving the design outcomes of the project. Failure to comply with or complete any part of the RFP may result in rejection of the Proposal. The ability to follow these instructions demonstrates attention to detail.

Proposal Format

Proposals shall be prepared with a standard body text font (e.g., Calibri, Times New Roman, Garamond) of at least 12-point. Proposals shall be combined into a single pdf file. One page is considered to be one side of a single 8½" x 11" sheet.

Proposals shall be organized in accordance with the listed Proposal contents and shall not exceed 10 total pages. **Supporting Information**, as defined below, shall be provided **in a separate section** at the end of the Proposal, **and not counted in the page limit requirements**. A front cover sheet and one-page table of contents (if included) are not counted in the page limit requirements.

Proposals exceeding the specified number of pages or text font size may be considered non-responsive and the Proposal may be rejected. Pages exceeding the maximum page limit may not be reviewed.

Introductory Letter

The introductory letter should address the consultant's willingness and commitment, if selected, to provide the services offered and a description of why the Proposer believes it should be selected.

The letter shall be addressed to the City's Project Manager and include the name of the firm, as well as the printed name, title, telephone number, and email address of the officer authorized to represent the consultant in any correspondence, negotiations, and signing of any contract that may result. Include the address of the office that will be providing the service and the project manager's name, title, telephone number, and e-mail address. The Proposer's federal and state tax ID numbers and the state of incorporation, if applicable, shall also be included. The letter must be signed by the Proposer, if an individual, or by a legal representative of the Proposer's entity, authorized to bind the entity in contractual matters.

The letter of interest shall specifically stipulate the following statements:

"Proposer has received and examined, as part of the Proposal, Addenda No. ___ through ___. Proposer accepts all terms and conditions contained in the Request for Proposal and the Professional Services Agreement, except as otherwise specifically noted as an Exception in the Proposal."

"The submitted Proposal is valid for a period of ninety (90) days from the time and date Proposals are due."

"All materials and documents acquired or produced by the consultant in conjunction with the resulting contract shall be delivered to and become property of the City of Wilsonville, without restriction or limitation of future use."

Project Understanding

Proposals shall demonstrate the consultant's understanding of the Project by providing a clear and concise description of the Project, discussion of the anticipated primary issues and milestones, and identification of key stakeholders, based on the information provided in the RFP.

Project Approach

Proposals shall clearly define the tasks and activities necessary to meet the objectives outlined in the Scope of Work of the RFP. Each Proposer should demonstrate knowledge of the type of work requested, ability to solve the anticipated Project issues, and ability to offer innovative ideas. Proposer's ability to expeditiously complete the work should be made evident. The Proposal should include the following:

1. Describe overall approach to project management.
2. Describe approach to creating novel and innovative solutions related to housing and expanding opportunities for historically marginalized communities of color
3. Describe Proposer's approach and methodology for preparing project cost estimates, including the services being solicited by the RFP.
4. Describe approach to organize and accomplish each of the tasks and activities of this RFP, including addressing the anticipated primary issues and milestones.
5. Identify Proposer's specific team members, including key sub-consultants, and resources assigned to each task and activity of the RFP.
6. Describe Proposer's approach to complete the tasks and activities of this RFP in a timely manner and control costs.
7. Describe Proposer's approach to unanticipated issues that may arise during the Project.
8. Describe Proposer's quality assurance and quality control procedures to be implemented on this Project.
9. Describe Proposer's approach and abilities to interact and engage stakeholders.
10. Identify and describe the deliverables that will result from each task and activity.
11. Identify key points of input and review with City staff, Planning Commission, and City Council, key stakeholders as identified, and the public.

Proposer Experience

Proposals shall provide a brief work history of consultant's and any key sub-consultant's projects entailing the same type of work being requested. Emphasis should be placed on local projects for public agencies where possible. The Proposal should include the following:

1. Describe the consultant's and key sub-consultant's firm size, office locations, and relevant capabilities and resources to be utilized on this Project.
2. Describe consultant and key sub-consultants' work experience that corresponds with the Project needs, as identified in this RFP.
3. Provide at least three (3) examples of projects completed by Proposer for public agencies that best characterize Proposer's experience with the work being requested, work quality, and cost control, describing each by project name, type, location, and date.
 - Include the public agency name and the name, address, telephone number, and email of the current contact person for each project, where possible.
 - Identify what role, if any, each team member who is proposed for this City Project (see Project Team Experience, below) played in each listed project.

- Identify original and final contract costs for each listed project. Explain any cost overruns and corrective actions taken.

Project Team Experience

Proposals shall identify the team to be assigned to the Project by name, describing each member’s qualifications and experience with completed projects relative to the requested services, including expertise regarding all tasks associated with the Scope of Work. Each Proposal should include the following:

1. Identify by name and title the project principal, project manager, key supporting personnel, and any sub-consultants or subcontractors to be assigned to this Project.
2. Describe the lead consultant/project manager’s experience successfully working with the sub-consultants on complex projects. Provide specific examples.
3. Describe education, training, qualifications, registrations, certification, and relevant individual work experience of all key personnel, including sub-consultants, to be assigned to this Project.
4. Identify the Project roles and responsibilities of all key personnel.
5. Describe any attributes or expertise of key personnel uniquely situated for the requested services.
6. Describe the extent of principal and project manager involvement.
7. Describe current and anticipated assignments and location of key personnel, including percentage of time devoted to other projects during performance of this Project.
8. Estimate the percentage of time each listed key personnel will be devoted to this Project for the duration of the Project, based on a 40-hour work week as well as their overall availability.

Project Schedule and Budget

Proposals shall include a proposed Project schedule and budget identifying the duration and completion date of all tasks and milestones as well as the cost for each. The schedule should reflect the anticipated final completion date stated in the Scope of Work. If the schedule extends beyond the final completion date, the Proposal should include an explanation as to why the work cannot be completed within the proposed timeframe stated in the Scope of Work. The budget should include hourly rates for all staff working on the project.

Supporting Information

Supporting materials may include graphs, full resumes, other references, charts, sample documents, and photos. However, pertinent information should be covered in the body of the Proposal. Supporting Information will not count toward the page limit, but brevity is encouraged. If there is no additional information to present in the Supporting Information, then state: *“There is no additional information we wish to present.”*

V. PROPOSAL SUBMISSION

Proposers shall email their Proposals, with the subject line “Request for Proposals – Frog Pond East and South Master Plan,” and include the name and address of the Proposer in the email body.

Proposals shall be addressed and submitted to the following email address by **Thursday, February 18, 2021, at 2:00 p.m., Pacific Time.**

City of Wilsonville
Attn: Daniel Pauly, AICP
pauly@ci.wilsonville.or.us

Proposals must arrive at the stated email address on or before the listed time and date due. Late Proposals will remain unopened and not reviewed.

VI. PROPOSAL EVALUATION AND SELECTION

A Selection Review Committee of at least three members will be appointed to evaluate the Proposals received. Each committee member will independently evaluate each Proposal in accordance with the criteria stated in the Proposal Requirements section of this RFP.

The City may also seek expert advice to help review Proposals. Advisors to the Selection Review Committee may attend evaluation meetings and consultant presentations, evaluate the Proposals, and lend any such expertise to the process as requested by the City. However, any such person that is contacted by the City for their expert advice shall not, from first being contacted until the RFP process is completed or otherwise brought to an end, have communications with any Proposers regarding Proposals or the RFP process.

At any point during the evaluation process, the City is permitted to seek clarification of any Proposal.

Written Evaluation

Based on his or her evaluation, each member of the Selection Review Committee will score each Proposal according to the following scoring criteria. Each member will rank, in descending order, each Proposal by total score.

EVALUATION CRITERIA

Criteria	Maximum Score
Proposal Quality	25
Commitment to Equitable Outcomes	20
Proposer's Experience/Demonstrated Results	20
COBID Certified Business	10
Qualifications of Personnel	15
Value of Services Provided for Cost	10
<hr/> Total Maximum Score	<hr/> 100 Points

In addition to the above weighted scoring criteria, feedback from provided references will also be considered and may be determinative in the selection process. References will not be scored but will be considered and may be a deciding factor.

Explanation of Evaluation Criteria

Following are additional details on the proposal evaluation criteria:

- **Proposal Quality:** Quality and creativity of the Proposal and points addressed in the Scope of Work, and the likelihood of achieving Project objectives. Specifically, the Proposal shows a creative, innovative, thoughtful, and holistic approach.
- **Commitment to Equitable Outcomes:** Attention given in the proposal to a commitment to creating novel and innovative solutions related to including in the process and creating meaningful outcomes benefiting historically marginalized communities of color and other historically marginalized groups. Outreach community-wide and with historically marginalized groups is expected to result in significant impact on final products.
- **Proposer's Experience/Demonstrated Results:** Proposal team's experience and success with similar projects.
- **COBID Certified Business:** The use of COBID certified minority-owned businesses, women owned businesses, businesses that service disabled veterans and emerging small businesses is encouraged to the maximum extent practical. Indicate if your firm is a COBID Certified Business, describe the diversity of demographics of the proposal team including subcontractors (if applicable).
- **Qualifications of Personnel:** Prior professional experiences and work-products of consultant team members and how relevant to this Project.
- **Value of Services Provided for Cost:** The maximum services provided in relation to the fee charged and the value of the overall Project; the budget is reasonable and appropriate.

Interview Evaluation

If determined to be necessary or desirable by the City, finalists from the written evaluation may be invited to participate in an additional interview evaluation process. The number of finalists will be determined by the Selection Review Committee. The interview evaluation process will provide an opportunity for Proposers to make a presentation to clarify their Proposal and for the Selection Review Committee to ask additional questions related to the Proposal and the Scope of Work. The City will notify finalists of the interview evaluation time and location and allow for a reasonable period of time for finalists to prepare presentations.

After the interviews, each member of the Selection Review Committee will re-evaluate and re-score each finalist interviewed according to the Evaluation Criteria. Each member will rank, in descending order, each interviewed finalist by total score.

Successful Proposer Determination

The Proposer with the highest overall ranking, as determined by the Selection Review Committee, based on both the written evaluation and interview evaluation, will be identified as the Successful Proposer. Depending on the number of Proposers and the point spread among Proposals, the Selection Review Committee may determine that an interview evaluation is needed to determine the Successful Proposer. Those Proposers selected for interviews will be based on the Proposals with the highest overall ranking.

If interviews are conducted, the Successful Proposer will be determined based on the adjusted post-interview score and ranking in accordance with the Evaluation Criteria. The Proposer with

the highest overall adjusted ranking, as determined by the Selection Review Committee, will be identified as the Successful Proposer.

The City reserves the right to perform additional investigations of any Proposer, including communication with licensing authorities, former clients and references, and other means as the City deems appropriate, and may reject any Proposal upon finding a record of Proposer's substandard workmanship.

The Selection Review Committee will determine the final ranking of Proposers, and the Committee's decision is final. Upon determination of the Successful Proposer and performance of additional investigations, the City will issue a Notice of Intent to Award letter notifying all Proposers of the City's selection of a Successful Proposer and protest procedures.

The City reserves the right to negotiate a final contract that is in the best interest of the City. With regards to the Professional Services Agreement, the City will only negotiate those provisions that were noted as Exceptions in the Proposal. The City will attempt to reach a final agreement with the Successful Proposer. The City may, in its sole discretion, terminate negotiations and reject the Proposal in the event agreement cannot be reached. The City may then attempt to reach final agreement with the next highest ranked Proposer, and so on with the remaining Proposers, until an agreement is reached. In the alternative, the City may at any time elect to reject all Proposals and begin the RFP process over.

After the City has reached final agreement with the Proposer, the Selection Review Committee will make a recommendation to the Wilsonville City Council, for contracts over \$100,000. The Wilsonville City Council will then make the final contract award decision.

Award Protest

A Proposer believing to have been adversely affected or aggrieved by the selection of the Successful Proposer may submit a protest to the City in accordance with OAR 137-047-0740. The protest must be in writing and submitted via email to:

City of Wilsonville
Attn: Daniel Pauly, AICP
pauly@ci.wilsonville.or.us

Award protests shall include "Frog Pond East and South Master Plan – Award Protest" in the subject line of the email. The written protest must be received by the City no later than seven (7) calendar days after the date the Notice of Intent to Award letter was issued. The protest should demonstrate that all higher ranked Proposers failed to meet the requirements of the RFP or are not qualified to perform the services described in the RFP. Protests received after the submittal deadline will not be considered.

No contract associated with the RFP will be awarded until any protests have been resolved. The City will evaluate and resolve all award protests submitted before the deadline within a reasonable time following receipt of the protest. The City will promptly issue a written decision on the protest to the Proposer who submitted the protest. If the City's written decision on the protest results in a change to the RFP, the City will cancel the Notice of Intent to Award, revise the RFP documents

accordingly, and solicit for new Proposals. The City’s decision regarding the protest is final and concludes the administrative appeals process.

VII. SCHEDULE

The following is the anticipated timeline for receiving and evaluating Proposals and awarding a contract to the most qualified firm or individual. This schedule is subject to change as additional time is needed.

Advertise Request for Proposals	Wednesday, January 27, 2021
RFP Change Request Deadline	Thursday, Feb. 11, 2021, 5:00 p.m.
RFP Question Submission Deadline	Thursday, Feb. 11, 2021, 5:00 p.m.
Addenda Issuance Deadline	Friday, February 12, 2021, 5:00 p.m.
Proposals Due	Thursday, Feb. 18, 2021, 2:00 p.m.
Evaluation of Proposals Complete	Thursday, March 4, 2021
Interviews Scheduled (<i>if deemed necessary by City</i>)	Week of March 8, 2021
Notice of Intent to Award	Tuesday, March 16, 2021
Award Protest Deadline	Tuesday, March 23, 2021, 5:00 p.m.
City Council Award	Monday, April 5, 2021, 7:00 p.m.
Notice of Award	Wednesday, April 7, 2021

VIII. PRE-PROPOSAL MEETING

There will be no pre-submittal meeting or site visit scheduled for this RFP.

IX. RFP DOCUMENTS

Request for Proposal (RFP) documents may be obtained by emailing Daniel Pauly at pauly@ci.wilsonville.or.us, or may be obtained on the City’s website (www.ci.wilsonville.or.us) under “Business” by clicking on “Bids and RFPs.” The City of Wilsonville shall not be held responsible for the delivery of the documents.

X. PROJECT MANAGER

The City’s Project Manager shall be the sole point of contact for all questions, concerns, and protests. The Project Manager for this Project is:

Daniel Pauly, AICP
Planning Manager

Contact at:
503-570-1536
pauly@ci.wilsonville.or.us

XI. RFP QUESTIONS

Proposers shall direct all questions regarding RFP documents by email to:

City of Wilsonville
Attn: Daniel Pauly, AICP
pauly@ci.wilsonville.or.us

All questions shall include “Frog Pond East and South Master Plan – RFP Questions” in the subject line and be submitted by **5:00 p.m., Pacific Time, on Thursday February 11, 2021**. Questions and answers will be provided by email to all firms on the RFP holders list.

Access to the City’s Project Manager for telephone calls, emails, or other communication will be unrestricted during the RFP preparation period up until 5:00 p.m., Pacific Time, on Thursday February 11, 2021. During this time, Proposers are encouraged to ask as many questions as needed to prepare a viable Proposal. Questions submitted after 5:00 p.m., Pacific Time, on Thursday February 11, 2021 will not be addressed.

For the sake of fairness, and to avoid the appearance of undue influence, Proposers are *not* to contact any City staff, City official, or Committee member other than the Project Manager concerning this RFP. Contact with any other City staff, City official, or Committee member concerning this RFP will be grounds for disqualification.

Proposers are hereby notified that verbal communication may not be relied upon as official communication concerning this RFP. Only answers to those questions responded to by the Project Manager via email or by other written addendum may be relied upon.

XII. GENERAL RFP INFORMATION

Changes to the RFP Solicitation by Addenda

The City reserves the right to make changes to the RFP by written addendum, which shall be published on the City’s website RFP section at www.ci.wilsonville.or.us/rfps.

All addenda shall have the same binding effect as though contained in the main body of the RFP and Scope of Work.

No addenda will be issued later than **Friday February 12, 2021**, except by an addendum, if necessary, postponing the date for receipt of Proposals or withdrawing the RFP altogether.

Each Proposer is responsible for obtaining all addenda prior to submitting a Proposal and shall acknowledge in the Proposal receipt of each addendum as part of the Proposal. Failure to acknowledge receipt of all addenda as part of the Proposal may result in rejection of the Proposal.

Confidentiality

All information submitted by Proposers shall become and remain the property of the City and, as such, is considered public information and subject to disclosure pursuant to the Oregon Public Records Act, except such portions of the Proposals for which the Proposer requests exception from disclosure as being proprietary information exempt from disclosure, consistent with Oregon law. If a Proposal contains any information that is considered a trade secret under ORS 192.501(2), each sheet of such information must be marked with the following legend:

“This data constitutes a trade secret and shall not be disclosed except in accordance with the Oregon Public Records Law, ORS Chapter 192.”

Identifying the Proposal in whole as a trade secret is not acceptable. Failure to identify a portion of the Proposal as a trade secret shall be deemed a waiver of any future claim of that information as a trade secret. Nondisclosure of documents or any portion of a document submitted as part of

a Proposal may depend upon official or judicial determinations made pursuant to the Oregon Public Records Law.

The City will make available to any person requesting information through the City processes for disclosure of public records, any and all information submitted as a result of this RFP not exempted from disclosure without obtaining permission from any Proposer to do so after the Notice of Intent to Award has been released.

The City accepts no liability for the inadvertent or unavoidable release of any confidential information submitted. If a public record request is made for material marked as proprietary, the City will attempt to notify the impacted Proposer prior to the deadline for release of the material but will not defend against any legal challenge for release. Therefore, claims arising out of any public record request for such information shall be at the Proposer's sole expense, if the Proposer wishes to deny or withhold the information.

Cancellation

The City reserves the right to cancel this RFP or the contract award at any time before execution of the contract by both parties, if cancellation is deemed to be in the best interest of the City. In no event shall the City have any liability for the cancellation of a contract award.

Late Proposals

All Proposals that are not received by the Proposal Due Date and Time will not be considered and will be returned unopened to the Proposer. Delays due to such things as technology issues do not excuse the Proposer's responsibility for submitting the Proposal to the correct location by the Proposal Due Date.

Disputes

In case of any doubt or differences of opinion as to the items or services to be furnished hereunder, or the interpretation of the provisions of the RFP, the decision of the City shall be final and binding upon all parties.

Proposer Certifications

By the act of submitting a Proposal in response to this RFP, the Proposer certifies that:

1. Proposer has carefully examined all RFP documents, including the draft Professional Services Agreement (attached as Attachment A), all addenda, and all other attachments, fully understands the RFP intent, is able to perform all tasks as described in the Scope of Work of this RFP, and the Proposal is made in accordance therewith. Except as otherwise noted as part of the Proposal, Proposer certifies that Proposer is ready, willing, and able to comply with all terms of the attached Professional Services Agreement.
2. Proposer is familiar with the local conditions under which the work will be performed.
3. The Proposal is based upon the requirements described in the RFP, without exception, unless clearly stated in the response.
4. Proposer accepts all of the terms of the City's Professional Services Agreement and warrants that Proposer will fully meet all of the insurance requirements contained therein. If Proposer wishes to amend or modify any terms of the Professional Services Agreement,

such amendment or modification must be stated in particularity in the Proposal. Proposed changes to the draft Professional Services Agreement not stated at the time of Proposal submission will not be considered. Changes stated will be considered but may not be agreed upon by the City for contract award. If the City does not agree with such noted changes, Proposer may withdraw the proposed change or the entire Proposal and the City may elect to award to the next highest ranked Proposer.

5. Proposer certifies, and in the case of sole proprietorship, partnership, or corporation, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of Proposer's knowledge and belief, no elected official, employee, or person whose salary is payable, in whole or in part, by the City has a direct or indirect financial interest in the Proposal, or in the services to which it relates, or in any of the profits thereof, other than as fully described in the Proposer's response to this solicitation.
6. Proposer has examined all parts of the RFP, including all requirements and contract terms and conditions thereof, and if its Proposal is accepted, the Proposer shall accept the contract documents thereto, unless substantive changes are made in same without the approval of the Proposer.
7. Proposer, if an individual, is of lawful age; is the only one interested in this Proposal; and no person, firm, or corporation, other than that named, has any interest in the Proposal, or in the proposed contract.
8. Proposer has quality experience providing the types of services and duties as described within the Scope of Work of this RFP.

Proposer shall also certify Proposer's state of residence.

Nondiscrimination

By the act of submitting a Proposal in response to this RFP, the Proposer certifies, under penalty of perjury, that ***the Proposer has not discriminated, and will not discriminate, against minorities, women, emerging small business enterprises, or business enterprises that are owned or controlled by or that employ a disabled veteran in obtaining any required subcontracts.***

Competition

Prospective Proposers are encouraged to comment, either with their Proposals or at any other time, in writing, on any specification or requirement within this RFP which the Proposer believes will inordinately limit competition.

RFP Protests and Change Requests

A prospective Proposer may protest anything contained in the RFP documents and request a supporting change to any provision, specification, or contract term contained in the RFP documents by submitting a written request via email to:

City of Wilsonville
Attn: Daniel Pauly, AICP
pauly@ci.wilsonville.or.us

All change requests shall include "Frog Pond East and South Master Plan – RFP Protest" in the subject line and be submitted by **5:00 p.m., Pacific Time, on Thursday February 11, 2021**. Each

protest and request for change must specify the provisions, specifications, or contract terms of the RFP in question and contain reasons for the requested change and any proposed changes.

The City will evaluate and resolve all protests and related change requests submitted before the listed time and date due within a reasonable time following receipt of the protest. The City will issue a written decision on the protest to the Proposer who submitted the protest. Changes that are accepted by the City shall be issued in the form of an addendum to the RFP.

Proposal Liability

Proposers responding to this RFP do so solely at their expense, and the City is not responsible for any Proposer expenses associated with the RFP. By proposing, Proposers agree that doing so is at their own risk and the City shall have no liability related thereto. Finalists invited to participate in interview evaluations are responsible for scheduling and paying for their own travel arrangements. The City is not liable for any cost incurred by a Proposer in protesting any portion of the RFP documents or the City's selection decision.

City Requests for Clarification, Additional Research, and Revisions

The City reserves the right to obtain clarification of any portion of a Proposal or to obtain additional information necessary to properly evaluate a particular Proposal. Failure of a Proposer to timely respond to such a request for additional information or clarification may result in a finding that the Proposer is non-responsive and consequent rejection of the Proposal.

The City may obtain information from any legal source for clarification of any Proposal. The City need not inform the Proposer of any intent to perform additional research in this respect or of any information thereby received.

The City may perform, at its sole option, investigations of any Proposer. Information may include, but shall not necessarily be limited to, current litigation and contracting references. All such documents, if requested by the City, become part of the public record and may be disclosed accordingly.

The City reserves the right to request revisions of any Proposal after the date and time due and before award for the purpose of obtaining best and final offers.

Rejection of Proposals

The City reserves the right to reject any or all irregularities or omissions in Proposals submitted in response to this RFP to the extent it is determined to be in the best interest of the City to do so. Furthermore, the City reserves the right to reject any or all Proposals or portions thereof submitted in response to this RFP. Proposals may be rejected for one or more of the following reasons, including but not limited to:

1. Failure of the Proposer to adhere to one or more of the provisions established in the RFP.
2. Failure of the Proposer to submit a Proposal in the format specified herein.
3. Failure of the Proposer to submit a Proposal within the time requirements established herein.
4. Failure of the Proposer to adhere to ethical and professional standards before, during, or following the Proposal process.

5. Failure to provide information that is specifically requested in this RFP.

The City may reject any Proposal not in compliance with all prescribed public procurement procedures and requirements, and may reject for good cause any or all Proposals upon a finding by the City that it is in the public interest to do so.

Modification or Withdrawal of Proposal by Proposer

A Proposal may not be modified, withdrawn, or canceled by the Proposer following the time and date the Proposals are due. Proposals submitted early may be modified or withdrawn only by notice to the City, at the Proposal submittal location, prior to the time and date the Proposals are due. Such notice shall be submitted to the Project Manager, in writing, executed and signed by a duly authorized representative of the firm/individual submitting the Proposal. All such communication shall be worded so as not to reveal the contents of the original Proposal.

Withdrawn Proposals may be resubmitted prior to the time and date the Proposals are due, provided that they are then fully in conformance with the RFP.

Duration of Proposal

Proposal prices, terms, and conditions shall be firm for a period of at least ninety (90) days from the time and date Proposals are due. Proposals shall not be subject to future price escalation or changes of terms during the ninety (90) day period.

Local and Federal Requirements

The City of Wilsonville intends to select a consultant in accordance with OAR 137-047-0260 and the City's municipal code. Selection of a consultant under this process is not a guarantee of a contract award, nor is the award of a contract for any portion of the Work a guarantee of award of a contract for any subsequent work. All work is subject to budgetary and funding constraints of the City of Wilsonville.

The selected consultant shall comply with all federal, state, and local laws, regulations, executive orders, and ordinances applicable to the work under this contract, including, without limitation, the provisions of: (i) Title VI of the Civil Rights Act of 1964; (ii) Section V of the Rehabilitation Act of 1973; (iii) the Americans with Disabilities Act of 1990 and ORS 659A.142; (iv) all regulations and administrative rules established pursuant to the foregoing laws; and (v) all other applicable requirements of federal and state civil rights and rehabilitation statutes, rules, and regulations.

The selected consultant is subject to the Oregon Workers Compensation Law and shall comply with ORS 656.017, which requires the provision of Workers Compensation coverage for all employees working under this contract. The City of Wilsonville's programs, services, employment opportunities, and volunteer positions are open to all persons without regard to race, religion, color, national origin, sex, sexual orientation, gender identity, age, marital status, disability, or political affiliation.

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Attachment A

Sample Professional Services Agreement

**CITY OF WILSONVILLE
PROFESSIONAL SERVICES AGREEMENT**

This Professional Services Agreement (“Agreement”) for the Frog Pond East and South Master Plan Project (“Project”) is made and entered into on this ____ day of _____ 2021 (“Effective Date”) by and between the **City of Wilsonville**, a municipal corporation of the State of Oregon (hereinafter referred to as the “City”), and _____ a(n) _____ [state] _____ [corporation/limited liability company, etc.] (hereinafter referred to as “Consultant”).

RECITALS

WHEREAS, the City requires services which Consultant is capable of providing, under terms and conditions hereinafter described; and

WHEREAS, Consultant represents that Consultant is qualified to perform the services described herein on the basis of specialized experience and technical expertise; and

WHEREAS, Consultant is prepared to provide such services as the City does hereinafter require.

NOW, THEREFORE, in consideration of these mutual promises and the terms and conditions set forth herein, the parties agree as follows:

AGREEMENT

Section 1. Scope of Work

Consultant shall diligently assist the City in creating a Frog Pond East and South Master Plan and perform the services according to the requirements and deliverable dates identified in the Scope of Work for the Project, attached hereto as **Exhibit A** and incorporated by reference herein (the “Services”).

Section 2. Term

The term of this Agreement shall be from the Effective Date until all Services required to be performed hereunder are completed and accepted, or no later than December 31, 2022, whichever occurs first, unless earlier terminated in accordance herewith or an extension of time is agreed to, in writing, by the City.

Section 3. Consultant’s Services

3.1. All written documents prepared by Consultant in conjunction with the Services shall bear the signature, name, or logo of, or otherwise be identified as coming from, Consultant’s authorized Project Manager.

3.2. Consultant will not be deemed to be in default by reason of delays in performance due to circumstances beyond Consultant's reasonable control, including but not limited to strikes, lockouts, severe acts of nature, or other unavoidable delays or acts of third parties not under Consultant's direction and control ("Force Majeure"). In the case of the happening of any Force Majeure event, the time for completion of the Services will be extended accordingly and proportionately by the City, in writing. Lack of labor, supplies, materials, or the cost of any of the foregoing shall not be deemed a Force Majeure event.

3.3. The existence of this Agreement between the City and Consultant shall not be construed as the City's promise or assurance that Consultant will be retained for future services beyond the Scope of Work described herein.

3.4. Consultant shall maintain the confidentiality of any confidential information that is exempt from disclosure under state or federal law to which Consultant may have access by reason of this Agreement. Consultant warrants that Consultant's employees assigned to the Services provided in this Agreement shall be clearly instructed to maintain this confidentiality. All agreements with respect to confidentiality shall survive the termination or expiration of this Agreement.

Section 4. Compensation

4.1. Except as otherwise set forth in this **Section 4**, the City agrees to pay Consultant on a time and materials basis, guaranteed not to exceed _____ DOLLARS (\$_____), for performance of the Services ("Compensation Amount"). Any compensation in excess of the Compensation Amount will require an express written Addendum to be executed between the City and Consultant. Consultant's unit pricing is set forth in **Exhibit B**, attached hereto and incorporated by reference herein.

4.2. During the course of Consultant's performance, if the City, through its Project Manager, specifically requests Consultant to provide additional services that are beyond the Scope of Work described on **Exhibit A**, Consultant shall provide such additional services and bill the City at the hourly rates outlined on Consultant's Rate Schedule, as set forth in **Exhibit B**. Any Additional work beyond the Scope of Work, or any compensation above the amount shown in **Subsection 4.1**, requires a written Addendum executed in compliance with the provisions of **Section 17**.

4.3. Payment will be made within thirty (30) days of completion of the Services. The Services shall be deemed completed when accepted by the City, in writing.

4.4. The City will be responsible for the direct payment of required fees payable to governmental agencies, including but not limited to plan checking, land use, zoning, permitting, and all other similar fees resulting from this Project, that are not specifically covered by **Exhibit A**.

4.5. Consultant's Compensation Amount and Rate Schedule are all inclusive and include, but are not limited to, all work-related costs, expenses, salaries or wages, plus fringe benefits and contributions, including payroll taxes, workers compensation insurance, liability insurance, profit, pension benefits and similar contributions and benefits, technology and/or software charges, licensing, trademark, and/or copyright costs, office expenses, travel expenses, mileage, and all other

indirect and overhead charges, including, but not limited to, the recently enacted Oregon Corporate Activity Tax (CAT).

Section 5. City's Rights and Responsibilities

5.1. The City will designate a Project Manager to facilitate day-to-day communication between Consultant and the City, including timely receipt and processing of invoices, requests for information, and general coordination of City staff to support the Project.

5.2. Award of this contract is subject to budget appropriation. Funds are approved for Fiscal Year 2020-21. If not completed within this fiscal year, funds may not be appropriated for the next fiscal year. The City also reserves the right to terminate this contract early, as described in **Section 15**.

Section 6. City's Project Manager

The City's Project Manager is Daniel Pauly. The City shall give Consultant prompt written notice of any re-designation of its Project Manager.

Section 7. Consultant's Project Manager

Consultant's Project Manager is _____. In the event that Consultant's designated Project Manager is changed, Consultant shall give the City prompt written notification of such re-designation. Recognizing the need for consistency and knowledge in the administration of the Project, Consultant's Project Manager will not be changed without the written consent of the City, which consent shall not be unreasonably withheld. In the event the City receives any communication from Consultant that is not from Consultant's designated Project Manager, the City may request verification by Consultant's Project Manager, which verification must be promptly furnished.

Section 8. Project Information

Except for confidential information designated by the City as information not to be shared, Consultant agrees to share Project information with, and to fully cooperate with, those corporations, firms, contractors, public utilities, governmental entities, and persons involved in or associated with the Project. No information, news, or press releases related to the Project, whether made to representatives of newspapers, magazines, or television and radio stations, shall be made without the written authorization of the City's Project Manager.

Section 9. Duty to Inform

If at any time during the performance of this Agreement or any future phase of this Agreement for which Consultant has been retained, Consultant becomes aware of actual or potential problems, faults, or defects in the Project or Scope of Work, or any portion thereof; or of any nonconformance with federal, state, or local laws, rules, or regulations; or if Consultant has any objection to any decision or order made by the City with respect to such laws, rules, or regulations, Consultant shall give prompt written notice thereof to the City's Project Manager. Any delay or failure on the part of the City to

provide a written response to Consultant shall neither constitute agreement with nor acquiescence to Consultant's statement or claim, nor constitute a waiver of any of the City's rights.

Section 10. Subcontractors and Assignments

10.1. Unless expressly authorized in **Exhibit A** or **Section 11** of this Agreement, Consultant shall not subcontract with others for any of the Services prescribed herein. Consultant shall not assign any of Consultant's rights acquired hereunder without obtaining prior written approval from the City, which approval may be granted or denied in the City's sole discretion. Some Services may be performed by persons other than Consultant, provided Consultant advises the City of the names of such subcontractors and the work which they intend to perform, and the City specifically agrees in writing to such subcontracting. Consultant acknowledges such work will be provided to the City pursuant to a subcontract(s) between Consultant and subcontractor(s) and no privity of contract exists between the City and the subcontractor(s). Unless otherwise specifically provided by this Agreement, the City incurs no liability to third persons for payment of any compensation provided herein to Consultant. Any attempted assignment of this Agreement without the written consent of the City shall be void. Except as otherwise specifically agreed, all costs for work performed by others on behalf of Consultant shall not be subject to additional reimbursement by the City.

10.2. The City shall have the right to enter into other agreements for the Project, to be coordinated with this Agreement. Consultant shall cooperate with the City and other firms, engineers or subcontractors on the Project so that all portions of the Project may be completed in the least possible time and within normal working hours. Consultant shall furnish other engineers, subcontractors and affected public utilities, whose designs are fitted into Consultant's design, detail drawings giving full information so that conflicts can be avoided.

10.3. Consultant shall include this Agreement by reference in any subcontract and require subcontractors to perform in strict compliance with this Agreement.

Section 11. Consultant Is Independent Contractor

11.1. Consultant is an independent contractor for all purposes and shall be entitled to no compensation other than the Compensation Amount provided for under **Section 4** of this Agreement. Consultant will be solely responsible for determining the manner and means of accomplishing the end result of Consultant's Services. The City does not have the right to control or interfere with the manner or method of accomplishing said Services. The City, however, will have the right to specify and control the results of Consultant's Services so such Services meet the requirements of the Project.

11.2. Consultant may request that some consulting services be performed on the Project by persons or firms other than Consultant, through a subcontract with Consultant. Consultant acknowledges that if such services are provided to the City pursuant to a subcontract(s) between Consultant and those who provide such services, Consultant may not utilize any subcontractor(s), or in any way assign its responsibility under this Agreement, without first obtaining the express written consent of the City, which consent may be given or denied in the City's sole discretion. For all Services performed under subcontract to Consultant, as approved by the City, Consultant shall only charge the compensation rates shown on the approved Rate Schedule (**Exhibit B**). Rate schedules

for named or unnamed subcontractors, and Consultant markups of subcontractor billings, will only be recognized by the City as set forth in Consultant's Rate Schedule, unless documented and approved, in writing, by the City pursuant to a modification to Consultant's Rate Schedule, per **Section 17** of this Agreement. In all cases, processing and payment of billings from subcontractors is solely the responsibility of Consultant.

11.3. Consultant shall be responsible for, and defend, indemnify, and hold the City harmless against, any liability, cost, or damage arising out of Consultant's use of such subcontractor(s) and subcontractor's negligent acts, errors, or omissions. Unless otherwise agreed to, in writing, by the City, Consultant shall require that all of Consultant's subcontractors also comply with, and be subject to, the provisions of this **Section 11** and meet the same insurance requirements of Consultant under this Agreement.

Section 12. Consultant Responsibilities

12.1. Consultant must make prompt payment for any claims for labor, materials, or services furnished to Consultant by any person in connection with this Agreement as such claims become due. Consultant shall not permit any liens or claims to be filed or prosecuted against the City on account of any labor or material furnished to or on behalf of Consultant. If Consultant fails, neglects, or refuses to make prompt payment of any such claim, the City may, but shall not be obligated to, pay such claim to the person furnishing the labor, materials, or services and offset the amount of the payment against funds due or to become due to Consultant under this Agreement. The City may also recover any such amounts directly from Consultant.

12.2. Consultant must comply with all applicable Oregon and federal wage and hour laws, including BOLI wage requirements, if applicable. Consultant shall make all required workers compensation and medical care payments on time. Consultant shall be fully responsible for payment of all employee withholdings required by law, including but not limited to taxes, including payroll, income, Social Security (FICA), and Medicaid. Consultant shall also be fully responsible for payment of salaries, benefits, taxes, Industrial Accident Fund contributions, and all other charges on account of any employees. Consultant shall pay to the Department of Revenue all sums withheld from employees pursuant to ORS 316.167. All costs incident to the hiring of assistants or employees shall be Consultant's responsibility. Consultant shall defend, indemnify, and hold the City harmless from claims for payment of all such expenses.

12.3. No person shall be discriminated against by Consultant or any subcontractor in the performance of this Agreement on the basis of sex, gender, race, color, creed, religion, marital status, age, disability, sexual orientation, gender identity, or national origin. Any violation of this provision shall be grounds for cancellation, termination, or suspension of the Agreement, in whole or in part, by the City. References to "subcontractor" mean a subcontractor at any tier.

12.4. COVID-19 Safety Measures. Consultant must have a written policy in place to comply with all applicable local, state, and federal laws, regulations, and executive orders related to the COVID-19 coronavirus outbreak to ensure the protection of Consultant's employees and/or subconsultants, City employees, and the public. Consultant must provide its written policy to the City Project Manager at the commencement of the Project. In the event that Consultant is required to stop

or delay work due to a COVID-19 related event, Consultant shall not be entitled to any additional payment, remobilization costs, or delay damages.

Section 13. Indemnity

13.1. Indemnification. Consultant acknowledges responsibility for liability arising out of the performance of this Agreement, and shall defend, indemnify, and hold the City harmless from any and all liability, settlements, loss, costs, and expenses in connection with any action, suit, or claim resulting or allegedly resulting from Consultant's negligent acts, omissions, errors, or willful or reckless misconduct pursuant to this Agreement, or from Consultant's failure to perform its responsibilities as set forth in this Agreement. The review, approval, or acceptance by the City, its Project Manager, or any City employee of documents or other work performed, prepared, or submitted by Consultant shall not be considered a negligent act, error, omission, or willful misconduct on the part of the City, and none of the foregoing shall relieve Consultant of its responsibility to perform in full conformity with the City's requirements, as set forth in this Agreement, and to indemnify the City as provided above and to reimburse the City for any and all costs and damages suffered by the City as a result of Consultant's negligent performance of this Agreement, failure of performance hereunder, violation of state or federal laws, or failure to adhere to the standards of performance and care described in **Subsection 13.2**. Consultant shall defend the City (using legal counsel reasonably acceptable to the City) against any claim that alleges negligent acts, omissions, errors, or willful or reckless misconduct by Consultant. As used herein, the term "Consultant" applies to Consultant and its own agents, employees, and suppliers, and to all of Consultant's subcontractors, including their agents, employees, and suppliers.

13.2. Standard of Care. In the performance of the Services, Consultant agrees to use at least that degree of care and skill exercised under similar circumstances by reputable members of Consultant's profession practicing in the Portland metropolitan area. Consultant will re-perform any Services not meeting this standard without additional compensation. Consultant's re-performance of any Services, even if done at the City's request, shall not be considered as a limitation or waiver by the City of any other remedies or claims it may have arising out of Consultant's failure to perform in accordance with the applicable standard of care of this Agreement and within the prescribed timeframe.

Section 14. Insurance

14.1. Insurance Requirements. Consultant shall maintain insurance coverage acceptable to the City in full force and effect throughout the term of this Agreement. Such insurance shall cover all risks arising directly or indirectly out of Consultant's activities or work hereunder. Any and all agents, contractors, or subcontractors with which Consultant contracts to work on the Services must have insurance that conforms to the insurance requirements in this Agreement. Additionally, if a subcontractor is an engineer, architect, or other professional, Consultant must require the subcontractor to carry Professional Errors and Omissions insurance and must provide to the City proof of such coverage. The amount of insurance carried is in no way a limitation on Consultant's liability hereunder. The policy or policies maintained by Consultant shall provide at least the following minimum limits and coverages at all times during performance under this Agreement:

14.1.1. Commercial General Liability Insurance. Consultant and all subcontractors shall obtain, at each of their own expense, and keep in effect during the term of this Agreement, comprehensive Commercial General Liability Insurance covering Bodily Injury and Property Damage, written on an “occurrence” form policy. This coverage shall include broad form Contractual Liability insurance for the indemnities provided under this Agreement and shall be for the following minimum insurance coverage amounts: The coverage shall be in the amount of **\$2,000,000** for each occurrence and **\$3,000,000** general aggregate and shall include Products-Completed Operations Aggregate in the minimum amount of **\$2,000,000** per occurrence, Fire Damage (any one fire) in the minimum amount of **\$50,000**, and Medical Expense (any one person) in the minimum amount of **\$10,000**. All of the foregoing coverages must be carried and maintained at all times during this Agreement.

14.1.2. Professional Errors and Omissions Coverage. Consultant agrees to carry Professional Errors and Omissions Liability insurance on a policy form appropriate to the professionals providing the Services hereunder with a limit of no less than **\$2,000,000** per claim. Consultant shall maintain this insurance for damages alleged to be as a result of errors, omissions, or negligent acts of Consultant. Such policy shall have a retroactive date effective before the commencement of any work by Consultant on the Services covered by this Agreement, and coverage will remain in force for a period of at least three (3) years after termination of this Agreement.

14.1.3. Business Automobile Liability Insurance. If Consultant or any subcontractors will be using a motor vehicle in the performance of the Services herein, Consultant shall provide the City a certificate indicating that Consultant and its subcontractors have business automobile liability coverage for all owned, hired, and non-owned vehicles. The Combined Single Limit per occurrence shall not be less than **\$2,000,000**.

14.1.4. Workers Compensation Insurance. Consultant, its subcontractors, and all employers providing work, labor, or materials under this Agreement that are subject employers under the Oregon Workers Compensation Law shall comply with ORS 656.017, which requires them to provide workers compensation coverage that satisfies Oregon law for all their subject workers under ORS 656.126. Out-of-state employers must provide Oregon workers compensation coverage for their workers who work at a single location within Oregon for more than thirty (30) days in a calendar year. Consultants who perform work without the assistance or labor of any employee need not obtain such coverage. This shall include Employer’s Liability Insurance with coverage limits of not less than **\$500,000** each accident.

14.1.5. Insurance Carrier Rating. Coverages provided by Consultant and its subcontractors must be underwritten by an insurance company deemed acceptable by the City, with an AM Best Rating of A or better. The City reserves the right to reject all or any insurance carrier(s) with a financial rating that is unacceptable to the City.

14.1.6. Additional Insured and Termination Endorsements. The City will be named as an additional insured with respect to Consultant’s liabilities hereunder in insurance coverages. Additional Insured coverage under Consultant’s Commercial General Liability, Automobile Liability, and Excess Liability Policies, as applicable, will be provided by

endorsement. Additional insured coverage shall be for both ongoing operations via ISO Form CG 2010 or its equivalent, and products and completed operations via ISO Form CG 2037 or its equivalent. Coverage shall be Primary and Non-Contributory. Waiver of Subrogation endorsement via ISO Form CG 2404 or its equivalent shall be provided. The following is included as additional insured: “The City of Wilsonville, its elected and appointed officials, officers, agents, employees, and volunteers.” An endorsement shall also be provided requiring the insurance carrier to give the City at least thirty (30) days’ written notification of any termination or major modification of the insurance policies required hereunder. Consultant must be an additional insured on the insurance policies obtained by its subcontractors performing work on the Services contemplated under this Agreement.

14.1.7. Certificates of Insurance. As evidence of the insurance coverage required by this Agreement, Consultant shall furnish a Certificate of Insurance to the City. This Agreement shall not be effective until the required certificates and the Additional Insured Endorsements have been received and approved by the City. Consultant agrees that it will not terminate or change its coverage during the term of this Agreement without giving the City at least thirty (30) days’ prior advance notice and Consultant will obtain an endorsement from its insurance carrier, in favor of the City, requiring the carrier to notify the City of any termination or change in insurance coverage, as provided above.

14.2. Primary Coverage. The coverage provided by these policies shall be primary, and any other insurance carried by the City is excess. Consultant shall be responsible for any deductible amounts payable under all policies of insurance. If insurance policies are “Claims Made” policies, Consultant will be required to maintain such policies in full force and effect throughout any warranty period.

Section 15. Early Termination; Default

15.1. This Agreement may be terminated prior to the expiration of the agreed upon terms:

15.1.1. By mutual written consent of the parties;

15.1.2. By the City, for any reason, and within its sole discretion, effective upon delivery of written notice to Consultant by mail or in person; or

15.1.3. By Consultant, effective upon seven (7) days’ prior written notice in the event of substantial failure by the City to perform in accordance with the terms through no fault of Consultant, where such default is not cured within the seven (7) day period by the City. Withholding of disputed payment is not a default by the City.

15.2. If the City terminates this Agreement, in whole or in part, due to default or failure of Consultant to perform Services in accordance with the Agreement, the City may procure, upon reasonable terms and in a reasonable manner, services similar to those so terminated. In addition to any other remedies the City may have, both at law and in equity, for breach of contract, Consultant shall be liable for all costs and damages incurred by the City as a result of the default by Consultant, including, but not limited to all costs incurred by the City in procuring services from others as needed

to complete this Agreement. This Agreement shall be in full force to the extent not terminated by written notice from the City to Consultant. In the event of a default, the City will provide Consultant with written notice of the default and a period of ten (10) days to cure the default. If Consultant notifies the City that it wishes to cure the default but cannot, in good faith, do so within the ten (10) day cure period provided, then the City may elect, in its sole discretion, to extend the cure period to an agreed upon time period, or the City may elect to terminate this Agreement and seek remedies for the default, as provided above.

15.3. If the City terminates this Agreement for its own convenience not due to any default by Consultant, payment of Consultant shall be prorated to, and include the day of, termination and shall be in full satisfaction of all claims by Consultant against the City under this Agreement.

15.4. Termination under any provision of this Section shall not affect any right, obligation, or liability of Consultant or the City that accrued prior to such termination. Consultant shall surrender to the City items of work or portions thereof, referred to in **Section 19**, for which Consultant has received payment or the City has made payment.

Section 16. Suspension of Services

The City may suspend, delay, or interrupt all or any part of the Services for such time as the City deems appropriate for its own convenience by giving written notice thereof to Consultant. An adjustment in the time of performance or method of compensation shall be allowed as a result of such delay or suspension unless the reason for the delay is within Consultant's control. The City shall not be responsible for Services performed by any subcontractors after notice of suspension is given by the City to Consultant. Should the City suspend, delay, or interrupt the Services and the suspension is not within Consultant's control, then the City shall extend the time of completion by the length of the delay.

Section 17. Modification/Addendum

Any modification of the provisions of this Agreement shall not be enforceable unless reduced to writing and signed by both the City and Consultant. A modification is a written document, contemporaneously executed by the City and Consultant, which increases or decreases the cost to the City over the agreed Compensation Amount in **Section 4** of this Agreement, or changes or modifies the Scope of Work or the time for performance. No modification shall be binding or effective until executed, in writing, by both Consultant and the City. In the event Consultant receives any communication of whatsoever nature from the City, which communication Consultant contends gives rise to any modification of this Agreement, Consultant shall, within five (5) days after receipt, make a written request for modification to the City's Project Manager in the form of an Addendum. Consultant's failure to submit such written request for modification in the form of an Addendum shall be the basis for refusal by the City to treat said communication as a basis for modification or to allow such modification. In connection with any modification to this Agreement affecting any change in price, Consultant shall submit a complete breakdown of labor, material, equipment, and other costs. If Consultant incurs additional costs or devotes additional time on Project tasks, the City shall be responsible for payment of only those additional costs for which it has agreed to pay under a signed Addendum. To be enforceable, the Addendum must describe with particularity the nature of the

change, any delay in time the Addendum will cause, or any increase or decrease in the Compensation Amount. The Addendum must be signed and dated by both Consultant and the City before the Addendum may be implemented.

Section 18. Access to Records

The City shall have access, upon request, to such books, documents, receipts, papers, and records of Consultant as are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcripts during the term of this Agreement and for a period of four (4) years after termination of the Agreement, unless the City specifically requests an extension. This clause shall survive the expiration, completion, or termination of this Agreement.

Section 19. Property of the City

19.1. Originals or certified copies of the original work forms, including but not limited to documents, drawings, tracings, surveying records, mylars, spreadsheets, charts, graphs, modeling, data generation, papers, diaries, inspection reports, and photographs, performed or produced by Consultant under this Agreement shall be the exclusive property of the City and shall be delivered to the City prior to final payment. Any statutory or common law rights to such property held by Consultant as creator of such work shall be conveyed to the City upon request without additional compensation. Upon the City’s written approval, and provided the City is identified in connection therewith, Consultant may include Consultant’s work in its promotional materials. Drawings may bear a disclaimer releasing Consultant from any liability for changes made on the original drawings and for reuse of the drawings subsequent to the date they are turned over to the City.

19.2. Consultant shall not be held liable for any damage, loss, increased expenses, or otherwise, caused by or attributed to the reuse by the City or its designees of all work performed by Consultant pursuant to this Agreement without the express written permission of Consultant.

Section 20. Notices

Any notice required or permitted under this Agreement shall be in writing and shall be given when actually delivered in person or forty-eight (48) hours after having been deposited in the United States mail as certified or registered mail, addressed to the addresses set forth below, or to such other address as one party may indicate by written notice to the other party.

To City: City of Wilsonville
Attn: Daniel Pauly, Planning Manager
29799 SW Town Center Loop East
Wilsonville, OR 97070

To Consultant: _____
Attn: _____

Section 21. Miscellaneous Provisions

21.1. Integration. This Agreement, including all exhibits attached hereto, contains the entire and integrated agreement between the parties and supersedes all prior written or oral discussions, representations, or agreements. In case of conflict among these documents, the provisions of this Agreement shall control.

21.2. Legal Effect and Assignment. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors, and assigns. This Agreement may be enforced by an action at law or in equity.

21.3. No Assignment. Consultant may not assign this Agreement, nor delegate the performance of any obligations hereunder, unless agreed to in advance and in writing by the City.

21.4. Adherence to Law. In the performance of this Agreement, Consultant shall adhere to all applicable federal, state, and local laws (including the Wilsonville Code and Public Works Standards), including but not limited to laws, rules, regulations, and policies concerning employer and employee relationships, workers compensation, and minimum and prevailing wage requirements. Any certificates, licenses, or permits that Consultant is required by law to obtain or maintain in order to perform the Services described on **Exhibit A**, shall be obtained and maintained throughout the term of this Agreement.

21.5. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Oregon, regardless of any conflicts of laws. All contractual provisions required by ORS Chapters 279A, 279B, 279C, and related Oregon Administrative Rules to be included in public agreements are hereby incorporated by reference and shall become a part of this Agreement as if fully set forth herein.

21.6. Jurisdiction. Jurisdiction and venue for any dispute will be in Clackamas County Circuit Court.

21.7. Legal Action/Attorney Fees. If a suit, action, or other proceeding of any nature whatsoever (including any proceeding under the U.S. Bankruptcy Code) is instituted in connection with any controversy arising out of this Agreement or to interpret or enforce any rights or obligations hereunder, the prevailing party shall be entitled to recover attorney, paralegal, accountant, and other expert fees and all other fees, costs, and expenses actually incurred and reasonably necessary in connection therewith, as determined by the court or body at trial or on any appeal or review, in addition to all other amounts provided by law. If the City is required to seek legal assistance to enforce any term of this Agreement, such fees shall include all of the above fees, whether or not a proceeding is initiated. Payment of all such fees shall also apply to any administrative proceeding, trial, and/or any appeal or petition for review.

21.8. Nonwaiver. Failure by either party at any time to require performance by the other party of any of the provisions of this Agreement shall in no way affect the party's rights hereunder to enforce the same, nor shall any waiver by the party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this nonwaiver clause.

21.9. Severability. If any provision of this Agreement is found to be void or unenforceable to any extent, it is the intent of the parties that the rest of the Agreement shall remain in full force and effect, to the greatest extent allowed by law.

21.10. Modification. This Agreement may not be modified except by written instrument executed by Consultant and the City.

21.11. Time of the Essence. Time is expressly made of the essence in the performance of this Agreement.

21.12. Calculation of Time. Except where the reference is to business days, all periods of time referred to herein shall include Saturdays, Sundays, and legal holidays in the State of Oregon, except that if the last day of any period falls on any Saturday, Sunday, or legal holiday observed by the City, the period shall be extended to include the next day which is not a Saturday, Sunday, or legal holiday. Where the reference is to business days, periods of time referred to herein shall exclude Saturdays, Sundays, and legal holidays observed by the City. Whenever a time period is set forth in days in this Agreement, the first day from which the designated period of time begins to run shall not be included.

21.13. Headings. Any titles of the sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

21.14. Number, Gender and Captions. In construing this Agreement, it is understood that, if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that, generally, all grammatical changes shall be made, assumed, and implied to individuals and/or corporations and partnerships. All captions and paragraph headings used herein are intended solely for convenience of reference and shall in no way limit any of the provisions of this Agreement.

21.15. Good Faith and Reasonableness. The parties intend that the obligations of good faith and fair dealing apply to this Agreement generally and that no negative inferences be drawn by the absence of an explicit obligation to be reasonable in any portion of this Agreement. The obligation to be reasonable shall only be negated if arbitrariness is clearly and explicitly permitted as to the specific item in question, such as in the case of where this Agreement gives the City “sole discretion” or the City is allowed to make a decision in its “sole judgment.”

21.16. Other Necessary Acts. Each party shall execute and deliver to the other all such further instruments and documents as may be reasonably necessary to carry out this Agreement in order to provide and secure to the other parties the full and complete enjoyment of rights and privileges hereunder.

21.17. Interpretation. As a further condition of this Agreement, the City and Consultant acknowledge that this Agreement shall be deemed and construed to have been prepared mutually by each party and it shall be expressly agreed that any uncertainty or ambiguity existing therein shall not be construed against any party. In the event that any party shall take an action, whether judicial or

otherwise, to enforce or interpret any of the terms of the Agreement, the prevailing party shall be entitled to recover from the other party all expenses which it may reasonably incur in taking such action, including attorney fees and costs, whether incurred in a court of law or otherwise.

21.18. Entire Agreement. This Agreement and all documents attached to this Agreement represent the entire agreement between the parties.

21.19. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original Agreement but all of which together shall constitute one and the same instrument.

21.20. Authority. Each party signing on behalf of Consultant and the City hereby warrants actual authority to bind their respective party.

The Consultant and the City hereby agree to all provisions of this Agreement.

CONSULTANT:

CITY:

CITY OF WILSONVILLE

By: _____

By: _____

Print Name: _____

Print Name: _____

As Its: _____

As Its: _____

Employer I.D. No. _____

APPROVED AS TO FORM:

Ryan Adams, Assistant City Attorney
City of Wilsonville, Oregon

EXHIBIT A

Scope of Work City of Wilsonville Frog Pond East and South Master Plan



Project Overview

Consultant team is responsible for assisting the City in creating the regulatory framework and essential analysis needed to develop a Master Plan for development of Advance Road Expansion Area also known as Frog Pond East and South. The project will ensure compliance with Metro’s conditions of UGB expansion, state statute and rules, including House Bill 2001 and related administrative rules regarding middle housing, as well as local goals and strategies coming from the City’s ongoing housing work, including the Equitable Housing Strategic Plan. Links to relevant documents are provided. The project embraces equitable housing planning with specific outcomes benefiting historically marginalized communities of color.

Project Schedule:	Anticipated Key Milestone/Deliverables
Spring 2021	City and consultant execute Professional Services Agreement Background research Outreach planning
Summer 2021 - 22	Public launch and outreach (start late summer 2021) Housing analysis and strategies Develop land use and community design concepts
Winter-Spring 2022	Infrastructure plan/funding strategy, Explore SDC options
Summer/Fall 2022	Hearings and adoption

Tasks and Deliverables

The City encourages creativity in this project and welcomes additional recommendations for tasks and deliverables that will assist in meeting project objectives within the proposed budget and timeline. Proposer should include necessary work sessions with staff, Planning Commission, and the City Council in the scope for each task.

Phase 1: Background Research and Project Setup

Task 1.1: Background and Regulatory Research

Deliverable 1.1.1: Memorandum summarizing background information as it relates to opportunities and constraints for the Project as well summarizing the necessary regulatory compliance.

The consultant team will produce a memorandum summarizing background information as it relates to opportunities and constraints for the project as well summarizing the necessary regulatory compliance. The consultant team will research and become familiar with the following, in order to incorporate into the memorandum:

- (1) Residential standards currently used in Wilsonville including general standards, Old Town Single-Family Design Standards, Villebois Pattern Books and other design requirements, and Residential

- Neighborhood (RN) Zone design standards. City staff will provide electronic access to all these documents.
- (2) Historic residential development patterns in Wilsonville, including in large master plans including Charbonneau, Villebois, and Frog Pond West.
 - (3) The City's Equitable Housing Strategic Plan adopted in June 2020.
 - (4) The City's Middle Housing Project including updated Development Code standards and Comprehensive Plan language and related outreach to historically marginalized communities of color. This project is underway with substantial hearings-ready documents complete in Spring 2021 and hearings anticipated in Summer/Fall 2021.
 - (5) State statute and rules related to housing, including those related to Middle Housing and SDCs.
 - (6) Metro code related to housing.
 - (7) State and regional land use regulations related to planning in new urban growth areas.
 - (8) The conditions of Metro's 2018 urban growth boundary decision applicable to the Frog Pond area and Wilsonville in general.
 - (9) Industry best practices related to residential standards including how good design can occur that does not add significant cost.
 - (10) Existing published materials, especially emerging discussions, regarding impact on residential planning and standards on historically marginalized communities of color.

Task 1.2: Outreach Scoping and Initial Outreach

Deliverable 1.2.1: Comprehensive community engagement plan document.

The consultant team will create an innovative and comprehensive community engagement plan to recommend to the City. The outreach plan and outreach efforts will be integrated through many tasks and subtasks. The outreach must focus on community feedback having noticeable and significant impact on deliverables. The plan will integrate existing relationships and networks the City has built through other outreach and incorporate City resources such as the Let's Talk, Wilsonville! online interface and social media outlets (City staff to manage these resources with content provided by Consultant). The City will review the recommended plan. Following City review the consultant team will finalize the outreach plan to guide the outreach throughout the remainder of the project. The consultant team will review outreach efforts the City has done including those with the Latinx community and other historically marginalized communities as part of the Middle Housing project currently underway as well as outreach related to the City's broader diversity, equity, and inclusion initiative. The community engagement plan will include outreach needs analysis and strategy recommendations tailored to, at least, the following audiences:

- (1) Latinx community
- (2) Other historically marginalized communities of color
- (3) High school age youth
- (4) Young adults
- (5) People with disabilities
- (6) Lower income residents
- (7) Renters
- (8) Older adults (65+)

Deliverable 1.2.2: Outreach groundwork and initial outreach

The project team will take the initial setup actions outlined in the community engagement plan and provide related documentation to the City. Examples of such initial steps include networking with partner organizations to reach out to specific audiences, recruiting participants for any planned focus groups or

similar, event planning, online content, participation incentive planning and preparation. The aim of this deliverable is to have all necessary setup in place for the public kickoff and the rollout of planned outreach beginning in late summer 2021. The remaining outreach will occur throughout various tasks and subtasks as outlined during Task 1.2.1.

Phase 2: Land Use and Community Design

Task 2.1: Affordable Housing Analysis

Deliverable 2.1.1. Affordable housing opportunities and constraints memo addressing strategies in Wilsonville's Equitable Housing Strategic Plan and conditions in the UGB Expansion Conditions of Approval

Building on the memorandum prepared as part as Deliverable 1.1.1., this memorandum will go into deeper detail on the topic of opportunities and constraints related to providing affordable housing in the planning area. The memorandum will address key strategies in Wilsonville's Equitable Housing Strategic Plan and expand these as necessary. It will specifically address related conditions of approval in Metro's 2018 UGB expansion decision. The memorandum will identify barriers to affordable housing specific to the project context and make recommendations for removing them as well as other recommendations for additional policies or action items to achieve affordable housing.

Deliverable 2.1.2. Analysis of affordable housing needs and production strategy

Building on the memorandum prepared as part as Deliverable 2.1.1, the project team will produce a written analysis of affordable housing needs specific to the project area as well as a related production strategy. The analysis and strategies will incorporate feedback from the outreach related to this task as recommended in the community outreach plan completed under Task 1.2.

Task 2.2: Explore Encouraging ADU's

Deliverable 2.2.1. ADU market analysis

The consultant team will produce a market analysis for ADU's in the project area. The analysis will include a look at potential tenants and likely cost of ADU's and whether they match.

Deliverable 2.2.2. ADU opportunities and constraints memo

This memorandum will go into detail on the topic of opportunities and constraints related to production of ADU's in the planning area. The memorandum will identify barriers to ADU production specific to the project context and make recommendations for removing them. The subtask will incorporate related outreach defined in the community outreach plan developed under Task 1.2, and the memorandum will capture the feedback garnered from that outreach.

Deliverable 2.2.3. ADU development code and policy refinements

Building on the memorandum prepared as part as Deliverable 2.2.2, the project team will produce a package of recommended Development Code updates or other policy updates to encourage ADU's. This may include project-specific and citywide recommendations.

Task 2.3: Residential Sub-district Planning

Deliverable 2.3.1. Define residential sub-districts and likely unit counts, table and map

The consultant team will define boundaries of sub-districts and a likely unit count range based on planned lot size and other factors. This will be a similar methodology as used by the City in the planning of Frog Pond West Master Plan, but will incorporate specific state rules related to middle housing and master-planned communities. The residential land use concepts in the Frog Pond Area Plan will also be considered. The definition of sub-districts and likely unit count will incorporate outreach and related feedback as defined in the community outreach plan developed in Task 1.2.

Deliverable 2.3.2. Memorandum evaluating middle housing mix alternatives

This memorandum will build on the City's Middle Housing Project scheduled to be completed by the City in the third quarter of 2021, the affordable housing analysis in Task 2.1, and related documents to evaluate alternatives for integrating middle housing in the project area considering two types of sub-districts: (1) sub-districts planned as primarily middle housing and (2) sub-districts planned for a mix of single-family and middle housing, including those that may develop primarily as single-family. The evaluation will consider specific housing needs and what mix the market is likely to deliver. The final memorandum will include preferred middle housing type mix recommendations for the project area, by sub-district, as relevant to reflect public feedback, local policy objectives, and housing needs. The memorandum will incorporate outreach and related feedback as defined in the community outreach plan established under task 1.2.

Deliverable 2.3.4. Three site studies

The project team will produce three block-level site studies of potential development examples consistent with the preferred housing mix. The site studies will have two intended purposes: (1) test feasibility of preferred housing mix and (2) provide materials for public outreach.

Task 2.4: Neighborhood Commercial Area Evaluation

Deliverable 2.4.1. Neighborhood commercial background research

The consultant team will review the information about neighborhood commercial in the Frog Pond Area Plan, recent market studies conducted for other areas in the City, and other relevant background information identified by the City.

Deliverable 2.4.2. Neighborhood commercial market analysis

The consultant team will produce a retail/other commercial use market analysis to inform decisions about the amount and preferred type of neighborhood commercial to integrate into the project area. Recommendations outlined in the market analysis should address key findings from the background research conducted in subtask 2.4.1. It will also look at the feasibility of vertical mixed use in the neighborhood commercial area.

Deliverable 2.4.3. Neighborhood commercial location, design, and placemaking memorandum

The consultant team will produce a memorandum evaluating alternative locations and layout for the preferred commercial mix and present a preferred alternative. The memorandum will additionally identify recommended placemaking and urban design elements of the neighborhood commercial area. The memorandum will also look at the best the existing grange building and its future use. The memorandum will incorporate feedback from community engagement as determined by the community engagement plan

developed in Task 1.2.

Deliverable 2.4.4. Sketch of potential neighborhood commercial

The consultant team will produce a conceptual-level sketch of the neighborhood commercial based on the preferred alternative and placemaking/urban design elements identified in the memorandum in Deliverable 2.4.3.

Task 2.5: Public Realm Planning

Deliverable 2.5.1. Tree preservation strategy memorandum

The project team will work with a certified arborist to evaluate as many trees as practicable, taking into consideration property owner permissions and other factors, within the plan area with a goal of identifying significant trees and groups of trees for preservation. The project team will write a memorandum, including necessary maps, identifying trees or groups of trees ideal for preservation and making design recommendations to support preservation and integration into the neighborhood development. The memorandum is intended to serve as a reference document for the remaining public realm design components in Task 2.5 so that preservation of significant trees can be incorporated.

Deliverable 2.5.2. Street demonstration plan and cross sections

The project team will evaluate the appropriate network of public streets and produce a street demonstration plan. The project team will produce street cross sections for each identified street type. This work will build upon the Frog Pond Area Plan as well as similar work done for the Frog Pond West Master Plan. The City aims for the streets, and other public realm components, to result in a coherent community design with Frog Pond West. Recommendations in the street demonstration plan will incorporate community engagement and feedback as outlined in the community engagement plan developed in Task 1.2.

Deliverable 2.5.3. Park and trails plan

The project team will evaluate the park and open space needs based on other planned land uses and produce a park and trails plan. The evaluation will include active open space, passive open space, and bicycle and pedestrian amenities outside the right-of-way. The plan will make recommendations for both park locations and amenities. Special attention will be paid towards incorporating and connecting to natural amenities as well as connecting to the broader park and trail network, including the planned City park at the southwest corner of Advance Road and 60th Avenue. This work will build upon the Frog Pond Area Plan as well as similar work done for the Frog Pond West Master Plan. The plan may also look at the potential to partner with the State of Oregon on nearby state park property adjacent to the Willamette River. The park plan will incorporate community engagement and related feedback as outlined in the community engagement plan developed in Task 1.2.

Deliverable 2.5.4. Street tree plan

The project team will evaluate the appropriate street trees for the variety of streets and contexts in the project area to produce a street tree plan. This work will build upon similar work done for the Frog Pond West Master Plan. The City aims for the public realm design elements, including street trees to result in a cohesive community design with Frog Pond West. The street tree plan will incorporate related community engagement and feedback as outlined in the community engagement plan.

Deliverable 2.5.5. Public lighting plan

The project team will evaluate public light fixtures and placement to produce a public lighting plan. The plan should light the necessary areas and coordinate well with other public realm elements including street trees and infrastructure such as stormwater swales. This work will build upon similar work done for the Frog Pond West Master Plan. The City aims for design elements such as lighting to help produce a cohesive community design with Frog Pond West.

Deliverable 2.5.6. Guidelines for monuments and signs

The project team will identify the location for neighborhood entry signs, street sign toppers, neighborhood commercial development signs, etc., consistent with is outlined in the Frog Pond West Master Plan. The City aims for design elements such as signs to help produce a cohesive community design between these two neighborhoods and Frog Pond West.

Task 2.6: Development Code Updates

Deliverable 2.6.1. Draft Development Code Updates

As necessary, the project team will produce a package of recommended development code updates to implement preferred alternatives developed in Tasks 2.3 and 2.4, specifically to the Residential Neighborhood (RN) Zone to:

- (1) Encourage the preferred mix of middle housing,
- (2) Otherwise help implement the preferred housing variety identified in the sub-district planning, and
- (3) Enable the preferred neighborhood commercial alternative.

Phase 3: Implementation Strategies and Documents/Adoption

Task 3.1: Infrastructure Plan and Funding Strategy

Deliverable 3.1.1. Background research

The consultant team will review the infrastructure component of the Frog Pond Area Plan, the funding strategies used for the Frog Pond West Master Plan, projects in the City's infrastructure master plans related to Frog Pond, and the infrastructure capacity requirements related to new master-planned areas under OAR 660-046-0205 2. c. The consultant team will write a memorandum summarizing key considerations from their background research.

Deliverable 3.1.2. Infrastructure Needs Assessments and Master Plan recommendations

Building on the background research, the consultant team will assess the planned infrastructure for Frog Pond as currently laid out in the Area Plan, and then make recommendations for needed infrastructure for 2 scenarios: (1) building infrastructure to support the requirements of OAR 660-046-0205 2. c. as adopted by LCDC in December 2020 requiring infrastructure to support 20 net dwelling units per acre, and (2) building infrastructure to support the preferred land use mix identified from tasks 2.3 and 2.4. The assessments will include a direct comparison of the different infrastructure needs under the 2 scenarios. The consultant team will recommend specific projects to be added to the City's infrastructure master plans, with high level cost estimates, for both scenarios and how the projects and different development scenarios impact costs per dwelling unit. Infrastructure evaluations will include:

- (1) Streets
- (2) Water
- (3) Sewer
- (4) Stormwater

Deliverable 3.1.3. Meetings with property owners/developers

The consultant team will reach out to property owners and developers to gather targeted input on infrastructure requirements and financing options. The outreach will include market-rate housing developers as well as affordable housing developers. A memorandum will be prepared memorializing the input received.

Deliverable 3.1.4. Infrastructure Funding Strategy

The consultant team will produce an infrastructure funding strategy for the plan areas modeled after the adopted Frog Pond West strategy. This funding strategy will occur prior to exploring SDC options and will assume current City SDC policy.

Task 3.2: Explore SDC Options

Deliverable 3.2.1. Review current policy and explore options

The consultant team will thoroughly review the City's current SDC policies and practices as well as alternative, professionally-accepted methods, including variable SDCs tied to different impact and sized dwelling units. A consultant team will prepare a memorandum that summarizes the current policies and practices as well as presents the various options. The memorandum will describe the various SDC options for the City that capture real infrastructure costs. The presentation of the various options will include analysis of the pros and cons of each.

Deliverable 3.2.2. Meetings with stakeholders

The consultant team will reach out to stakeholders to review potential options. The developer outreach will include market housing developers as well as affordable housing developers. A memorandum will be prepared memorializing the input received.

Deliverable 3.2.3 SDC code and policy language, as necessary

As necessary, the project team will produce a package of SDC policy updates for City consideration. The consultant team will support a hearings process and finding preparation as needed.

Task 3.3: Adoption

Deliverable 3.3.1. Master plan document

The consultant team will produce a master plan document incorporating all project elements from this scope of services. The document will include the main master plan document and appendices. The document will go through two reviews with staff, and work sessions with the Planning Commission, and City Council (minimum 3 each) prior to moving forward to the hearing process for adoption. The document will follow a format and level of detail similar to the Frog Pond West Master Plan adopted by the City in 2017.

Deliverable 3.3.2. Hearings-ready Comprehensive Plan and Development Code updates

The project team will prepare a final package of edits to the Comprehensive Plan and Development Code identified in Task 2.6.

Deliverable 3.3.3. Final round of outreach.

The project team will facilitate public feedback on the entire package of proposals prior to public hearings as defined in the outreach plan in Task 1.2.

Deliverable 3.2.4 Outreach summary memorandum and report

The project team will produce a memorandum and related reports summarizing all outreach efforts for the project. The memorandum will include reflection on lessons learned and recommendations for ongoing community engagement on a variety of projects.

Deliverable 3.2.5. Regulatory findings

The project team will write regulatory findings supporting the adoption of the master plan and other related documents. The findings will address: statewide planning goals, state statute and rules such as the transportation planning rule and middle housing rules, Metro Urban Growth Management Functional Plan, conditions of Metro's 2018 UGB expansion, new Significant Resource Overlay Zone (SROZ) areas, ESEE analysis, and other applicable standards.

EXHIBIT B
RATE SCHEDULE

[PLACEHOLDER]

EXHIBIT B

Attachment B

Supporting Information

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