


**Date:** July 25, 2018

**To:** Board of Directors

**From:** Doug Kelsey 

**Subject:** **RESOLUTION 18-07-54 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH RAIMORE CONSTRUCTION, LLC FOR DIVISION TRANSIT PROJECT CONSTRUCTION MANAGER/ GENERAL CONTRACTOR SERVICES**

**1. Purpose of Item**

The purpose of this item is to request that the TriMet Board of Directors (Board) authorize the General Manager to execute a contract with Raimore Construction, LLC (Raimore) for the Division Transit Construction Manager/General Contractor (CM/GC) Services Project (Project).

**2. Type of Agenda Item**

- Initial Contract
- Contract Modification
- Other \_\_\_\_\_

**3. Reason for Board Action**

As with most CM/GC services, this contract will initially consist of a contract for pre-construction services, which will later be modified to include construction services. The amount of the pre-construction services contract will be \$395,000. TriMet is bringing the contract to the Board at this time because the anticipated addition of construction services will exceed the \$1,000,000 Board approval threshold for goods and services contracts. TriMet will seek Board approval at a future date to modify the contract to include the construction services.

**4. Type of Action**

- Resolution
- Ordinance 1<sup>st</sup> Reading
- Ordinance 2<sup>nd</sup> Reading
- Other \_\_\_\_\_

**5. Background**

The Project will provide high-capacity transit service with 60 foot long articulated buses over the 15-mile long Division corridor between downtown Portland and Gresham. It will be composed of about 42 stations with 83 platforms and upgraded rider amenities. The Project will utilize transit signal priority at signalized intersections to create more reliable and faster service than currently possible on the existing bus line. In addition, consolidated stops and

three-door boarding and fare payment will significantly reduce station dwell times, speeding up the entire ride.

Since January 2017, TriMet has been furthering this Project under an FTA Small Starts grant. At its January 24, 2018, meeting, the Board approved Resolution 18-01-04 authorizing an exemption from the low bid procurement requirement for the Project. This exemption allowed TriMet to utilize a competitive Request for Proposal (RFP) process to select the most qualified contractor to provide CM/GC services for the Project.

## 6. Procurement Process

The RFP was issued on May 15, 2018, and proposals were due on June 14, 2018. A total of 305 vendors were notified of the RFP. Prior to the RFP being issued, Capital Projects staff conducted outreach to certified firms. Additional outreach was done through a pre-proposal meeting attended by six firms held on May 22, 2018.

TriMet appointed an evaluation committee (EC) to review and evaluate the proposals, which was comprised of staff from TriMet's Capital Projects and Construction Division, the City of Portland, and the City of Gresham. EC members were selected based on their expertise, experience and knowledge related to the Project. TriMet received a total of three proposals. They included, Stacy and Witbeck (Stacy), Kiewit Infrastructure West Co. (Kiewit), and Raimore. The EC ranked the technical proposals in accordance with the procedures and criteria established in the RFP. After completing the initial review process, the EC determined that two firms (Stacy and Raimore) were in the competitive range for interviews, which were conducted on June 25, 2018. After the interviews, the EC rescored proposals and determined that Raimore was the highest ranked proposer. Final full scores for the proposers are as follows:

Firm	Possible Points	Kiewit	Stacy and Witbeck	Raimore
Proposer Experience and Past Performance	10	8.83	9.60	8.60
Proposed Project Team	35	27.00	30.40	32.40
Project Approach, Work Plan, and Schedule	40	28.75	36.60	36.80
Contracting Plan and DBE Program	30	25.50	26.20	29.00
Project Management	30	24.67	27.80	27.80
<b>Subtotal</b>	<b>145</b>	<b>114.75</b>	<b>130.60</b>	<b>134.60</b>
Pre-construction Services Price		\$1,099,000	\$298,550	\$395,000

Construction Services Fee		\$6,692,300	\$2,062,802	\$1,769,000
Total Price		\$7,791,300	\$2,361,352	\$2,164,000
Total Price Score	55	15.28	50.40	55
Total Score	<b>200</b>	<b>130.03</b>	<b>181.00</b>	<b>189.60</b>

Accordingly, TriMet proposes to award a contract in the amount of \$395,000 to Raimore for pre-construction services. At the completion of pre-construction services, TriMet will negotiate a modification price for construction of work on the Project. Assuming the parties can come to an agreement on an acceptable construction price, TriMet will seek Board authorization to modify the contract to include construction services.

**7. Diversity**

Raimore is a certified Disadvantaged Business Enterprise (DBE). Additionally, in its proposal, Raimore indicated it would utilize DBE contractors for approximately 36 percent of the work in the areas of demolition, traffic signals, concrete, railings, asphalt concrete paving, signage and striping, electrical, landscaping, and utilities. TriMet will work with Raimore to seek to maximize DBE opportunities as the construction services contract is negotiated.

**8. Financial/Budget Impact**

The Project is included in the FY 2018-19 Capital Program budget.

**9. Impact if Not Approved**

If the Board decides not to approve this contract, TriMet could re-procure the contract. However, TriMet received three responses through the RFP process, and advertising the contract a second time is unlikely to lead to additional or more favorable proposals. Furthermore, Raimore is well qualified to perform this work.

**RESOLUTION 18-07-54**

**RESOLUTION OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH RAIMORE CONSTRUCTION, LLC FOR DIVISION TRANSIT PROJECT CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES**

**WHEREAS**, TriMet has authority under ORS 267.200 to enter into a contract with Raimore Construction, LLC (Raimore) for the Division Transit Construction Manager/General Contractor Services Project (Contract); and

**WHEREAS**, the total amount of the Contract when modified for construction services will exceed \$1,000,000; and

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

**NOW, THEREFORE, BE IT RESOLVED:**

1. That the Contract shall be in conformance with applicable laws.
2. That the General Manager or his designee is authorized to execute the Contract in an amount not to exceed \$395,000.

Dated: July 25, 2018

\_\_\_\_\_  
Presiding Officer

Attest:

\_\_\_\_\_  
Recording Secretary

Approved as to Legal Sufficiency:

  
\_\_\_\_\_  
Legal Department