

Date: July 27, 2016

To: Board of Directors

From: Neil McFarlane *Neil McFarlane*

Subject: RESOLUTION 16-07-51 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH SKANSKA USA BUILDING INC. FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES FOR THE POWELL LIFT RELOCATION PROJECT

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 Skanska USA Building Inc. (“Skanska”) for construction manager/general contractor (“CM/GC”) services for the Powell LIFT Relocation Project (“Project”).

2. Type of Agenda Item

- Initial Contract
- Contract Modification
- Other _____

3. Reason for Board Action

Board approval is required for goods and services contracts obligating TriMet to pay in excess of \$500,000. As is typical for CM/GC services, this contract will be structured with an initial contract for preconstruction services only, which will be subsequently modified to include construction services. The amount of the initial preconstruction services contract will be \$35,900. Even though the preconstruction services contract amount is under the Board approval threshold, the contract is being presented to the Board at this time because of the anticipated addition of construction services that will exceed the Board approval threshold. The Board will be asked for authorization to modify the contract to include construction services.

4. Type of Action

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

5. Background

Due to bus fleet expansion, TriMet must make changes to some of its existing bus maintenance facilities to expand its ability to store and maintain its growing fleet. To allow for expansion of the Powell Garage facility, TriMet is planning to relocate the Powell LIFT

paratransit operation from the Powell Garage site to a portion of the nearby Powell Park & Ride site. The need for LIFT service is also growing, and the relocation of LIFT will allow for storage of the increased LIFT vehicle fleet.

Currently, approximately 30 to 40 customer vehicles utilize the Powell Park & Ride daily, or approximately 10 percent of its 391 space capacity. This capacity, along with the capacity of the nearby Holgate and Fuller Park & Ride sites, allows a portion of the Powell Park & Ride to be repurposed. Approximately 85 spaces of the existing Powell Park & Ride site will remain as park & ride parking and the remainder of the site, along with adjacent property, will be reconfigured for use as a LIFT facility. The new site will contain LIFT vehicle storage, employee parking, and a new administrative and operational building for LIFT. This contract will provide the CM/GC services for the project.

At its April 2016 meeting, the Board approved Resolution 16-04-21, 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.

TriMet received three proposals in response to this RFP, from Howard S. Wright, Skanska USA Building Inc., and Stacy and Witbeck, Inc. An Evaluation Committee (“EC”) consisting of staff from TriMet Capital Projects and Construction division and Diversity and Transit Equity department was appointed to review the proposals. Committee members were selected based on their expertise, experience, and knowledge related to the Project. The EC evaluated the technical proposals based on the criteria set forth in the RFP, including Experience and Past Performance, Project Team, Project Approach/Work Plan, Contracting Plan and Disadvantaged Business Enterprise (“DBE”) Program, Project Management, and Price. After evaluating the technical proposals, the EC opened each proposer’s price and completed the scoring of the proposals. At the conclusion of this process, scores were as follows:

Criteria	Possible Points	Skanska	Howard S. Wright	Stacy & Witbeck
Proposer Experience/Past Performance	20	18	16	15
Proposed Team	30	26	25	23
Project Approach, Work Plan, Schedule	35	29	29	29
Contracting Plan + DBE Program	20	18	17	18
Project Management	15	14	12	12
Subtotal	120	105	99	97
Pre-construction Services Price		\$35,900	\$46,640	\$67,200
Construction Services Fee		\$135,300	\$166,000	\$200,000
Total Price		\$171,200	\$212,640	\$267,200
Total Price Score	80	80	61	35
Total Score	200	185	160	132

Accordingly, the EC recommends awarding a contract to Skanska for preconstruction services in the amount of \$35,900. At the completion of design, TriMet will negotiate a construction price inclusive of the construction fee submitted in response to the RFP. Assuming that the parties can come to agreement on an acceptable construction price at that time, TriMet will seek Board authorization to modify the contract to add construction services.

6. Procurement Process

The contract was procured through a competitive RFP process, as described above.

7. Diversity

In its proposal, Skanska stated that it expected to obtain DBE participation of approximately 20 percent. TriMet will work with Skanska to seek to maximize DBE opportunities as the construction services contract is negotiated. In past work for TriMet, Skanska has achieved commendable DBE participation rates. For example, Skanska was the design-build contractor for TriMet's Park Avenue Park & Ride on the Portland-Milwaukie Light Rail Project, and in that role exceeded 22 percent DBE participation.

8. Financial/Budget Impact

The final construction contract amount will be negotiated. The Project is included in the Capital Projects FY 2016/17 and FY2017/18 budgets.

9. Impact if Not Approved

TriMet could re-procure the contract. However, TriMet received a good response through the RFP process and advertising the contract a second time is unlikely to lead to additional or more favorable proposals. Furthermore, Skanska is well qualified to perform this work.

RESOLUTION 16-07-51

RESOLUTION OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH SKANSKA USA BUILDING INC. FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES FOR THE POWELL LIFT RELOCATION PROJECT

WHEREAS, TriMet has authority under ORS 267.200 to enter into a contract with Skanska USA Building Inc. for construction manager/general contractor services for the Powell LIFT Relocation Project ("Contract"); and

WHEREAS, the total amount of the Contract when modified for construction services shall exceed \$500,000; and

WHEREAS, the TriMet Board of Directors ("Board"), by Resolution dated November 25, 2009, adopted a Statement of Policies requiring the Board to approve goods and services contracts obligating TriMet to pay in excess of \$500,000;

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.

Dated: July 27, 2016

Presiding Officer

Attest:

Recording Secretary

Approved as to Legal Sufficiency:



Legal Department