

Date: October 23, 2019

To: Board of Directors

From: Doug Kelsey

Subject: **RESOLUTION NO. 19-10-84 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH SKANSKA USA BUILDING, INC. (SKANSKA) FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CM/GC) SERVICES FOR THE COLUMBIA BUS BASE FACILITY PROJECT (PROJECT)**

1. Purpose of Item

This Resolution requests that the TriMet Board of Directors (Board) authorize the General Manager or his designee to execute a contract (Contract) with Skanska USA Building, Inc. (Skanska) for Construction Manager/General Contractor (CM/GC) Services for the Columbia Bus Base Facility Project (Project).

2. Type of Agenda Item

- Initial Contract
- Contract Modification
- Other _____

3. Type of Contract Procurement

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

4. Reason for Board Action

Board approval is required for all goods and services contracts obligating TriMet to pay in excess of \$1,000,000.

5. Type of Action:

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

6. Background

In order to account for its rapidly expanding bus fleet and service needs, TriMet recently procured a site at 4421 NE Columbia Boulevard in Portland to serve as a fourth bus base. The site was previously used as a heavy equipment maintenance facility. The Project will include a new bus maintenance facility, a training and operations building, a potential alternative fuels yard, renovation/demolition of existing site buildings, site utility installation,

partial bus yard electrification, a storm water system, and additional site work. Offsite right-of-way work will be performed by the Portland Bureau of Transportation, and will require regular coordination with this Project.

7. Description of Procurement Process

On August 8, 2018, the Board approved Resolution No. 18-08-60, which exempted this contract from competitive bidding requirements. TriMet conducted a competitive Request for Proposals (RFP) process. The RFP was issued on August 1, 2019 and advertised on TriMet’s TriP\$ website and in the Daily Journal of Commerce. A pre-proposal meeting and site walkthrough for interested firms took place on August 20, 2019 at the Project site and was attended by seven (7) firms. TriMet received three (3) proposals: one from JE Dunn Construction Company (JE Dunn), one from M.A. Mortenson Company (Mortenson), and one from Skanska.

An Evaluation Committee (EC) consisting of staff from TriMet’s Engineering & Construction, Maintenance Operations, and Public Affairs Divisions was appointed to review, evaluate and score the proposals. The evaluation criteria in the RFP included Experience and Past Performance; Proposed Project Team Staff; Project Approach, Work Plan, and Schedule; Contracting Plan and Diversity Program; Project Management; and Price. After evaluation of the technical proposals, the EC determined that Skanska was the sole firm in the competitive range for Contract award, therefore pricing was opened only for Skanska.

The following table summarizes the scoring:

Criteria (points)	JE Dunn*	Mortenson*	Skanska
Proposer Experience and Past Performance (35)	28.67	30.50	31.67
Proposed CM/GC Project Team Staff (40)	31.83	33.00	37.00
Project Approach, Work Plan, and Schedule (45)	36.00	38.00	42.50
Contracting Plan and Diversity Program (15)	13.33	12.83	14.00
Project Management (25)	21.17	18.83	22.67
Price (40)	0.0*	0.0*	40.00
Total	131	133.16	187.84

***not in the competitive range**

Accordingly, TriMet seeks authority to award a contract to Skanska in the amount of \$13,123,000, a portion of which (\$423,000) will be allocated for pre-construction services. The greater part will be needed for early work packages, long lead-time procurements, and engagement of key subcontractors. Early work packages are necessary for demolition and preparation of the site and other critical elements in advance of the primary construction project. Long lead-time procurements allow for critical items, such as fuel tanks and transformers, to be procured now so as not to delay the final project delivery. Finally, procuring key subcontractors at this time enables TriMet to secure their involvement in value

engineering and design assistance to achieve final design, and assists Skanska to refine its Total Contract Price (TCP) for construction.

At the completion of pre-construction services, TriMet will negotiate a TCP for all construction work on the Project. Assuming the parties can come to agreement, TriMet will seek Board authorization to modify the contract to add the TCP for construction. Prior to that time, TriMet may also seek Board authorization to add an early grading/foundation work package.

8. Diversity

Skanska's workforce is 13% minority and 24% female. In its proposal, Skanska indicated it would utilize certified contractors for approximately 20% of the work in the areas of logistics, earthwork, utility work, concrete, steel, exterior skin, drywall, interior finishes, specialties, HVAC, plumbing, electrical, fire protection, landscape, solar, abatement, and demolition. TriMet will work with Skanska to seek to maximize M/W/E/SDVBE opportunities as construction services are negotiated.

9. Financial/Budget Impact

The total amount of \$13,123,000 for pre-construction services, early work packages, long lead-time procurements, and engagement of key subcontractors is accounted for in the Engineering & Construction Division's budget for FY2020. Construction services will be included in subsequent Engineering & Construction Division budgets.

10. 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 Skanska is well qualified to perform this work. Advertising the contract a second time is unlikely to lead to additional or more favorable proposals. In addition, the work needs to begin soon in order for the overall Columbia Bus Base Facility Project to stay on schedule with both design and construction.

RESOLUTION NO. 19-10-84

**RESOLUTION NO. 19-10-84 OF THE TRI-COUNTY METROPOLITAN
TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A
CONTRACT WITH SKANSKA USA BUILDING, INC. (SKANSKA) FOR
CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CM/GC)
SERVICES FOR THE COLUMBIA BUS BASE FACILITY PROJECT
(PROJECT)**

WHEREAS, TriMet has authority under ORS 267.200 to enter into a contract (Contract) with Skanska USA Building, Inc. (Skanska) for Construction Manager/General Contractor (CM/GC) Services for the Columbia Bus Base Facility Project (Project); and

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

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

NOW, THEREFORE, BE IT RESOLVED:

1. That the Contract shall conform with applicable law.
2. That the General Manager or his designee is authorized to execute the initial Contract in the amount of not more than \$13,123,000, over the remaining two and one-half years of the Project.


Dated: October 23, 2019

Attest:

Presiding Officer

Recording Secretary

Approved as to Legal Sufficiency:



Legal Department

