

Date: December 14, 2022

To: Board of Directors

From: Sam Desue, Jr.

Subject: RESOLUTION NO. 22-12-68 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH RAIMORE CONSTRUCTION, LLC (RAIMORE) FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CM/GC) SERVICES FOR THE HOLLYWOOD TRANSIT CENTER INFRASTRUCTURE 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 Construction Manager/General Contractor (CM/GC) services contract (Contract) with Raimore Construction, LLC (Raimore) for the Hollywood Transit Center Infrastructure 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: Sole Source

4. Reason for Board Action

In accordance with Resolution No. 22-08-50, which exempted this Contract from competitive bidding requirements, TriMet solicited a best value Request for Proposals and is now requesting the Board's approval of the selected CM/GC contractor.

5. Type of Action

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

6. Background

To promote transit oriented development and affordable housing, TriMet is redeveloping the Hollywood Transit Center (HTC), located on NE Halsey Street. The scope of the Hollywood Transit Center Infrastructure Project (Project) for this RFP includes the redevelopment of the vacated 42nd Street as a public plaza, stair and ramp, along with a new site-built traction

power substation (TPSS) integrated into the stair and ramp structure, plus new bus facilities. The site immediately to the west of this Project will be developed by others into an adjacent 12-story apartment building and courtyard.

This Project will require the selective demolition of the existing pedestrian stair/ramp structure to facilitate the construction of a new stair/ramp, and an adjacent public paseo space. A new traction power substation (TPSS) to power the MAX line will be installed and integrated within the new stair/ramp structure. At all times during construction, maintenance of public access to and use of the pedestrian bridge will be required. TriMet anticipates that the CM/GC's work on the TPSS substation will require long lead items, and that completion of this work will be a high priority upon award of the contract.

As part of this Project, buses will be moved to an in-street configuration with new bus stops on NE Halsey and 42nd Street. TriMet operations must continue throughout construction, and Raimore's coordination with TriMet and stakeholders will be key to the success of the Project.

As CM/GC, Raimore will need to coordinate with PP&L, the power company serving the substation and the site; City of Portland Bureau of Environmental Services (BES), Parks and Recreation, and Portland Bureau of Transportation (PBOT), who share an easement through the property; the Portland Fire Department, which requires a fire lane; and as necessary, the neighboring Union Pacific Railroad (UPRR).

This Resolution requests Board approval of the CM/GC services Contract for Raimore and authorization of \$136,520 for pre-construction services for this Project. During the pre-construction services portion of the CM/GC contract, staff will work with Raimore to develop a guaranteed maximum price that aligns with internal estimates and budget for the construction portion of the CM/GC contract. If staff and Raimore are able to agree on an acceptable guaranteed maximum price for construction, a subsequent Resolution will be presented to the Board for authorization of the construction work.

7. Description of Procurement Process

On August 10, 2022, the Board approved Resolution No. 22-08-50, which exempted this CM/GC contract from competitive bidding requirements. The RFP was issued on October 7, 2022 and advertised on TriMet's TriP\$ website and in the Daily Journal of Commerce. A pre-proposal meeting for interested firms took place on October 14, 2022, and was attended by seven (7) firms. TriMet received three (3) proposals: one from Howard S. Wright (HSW), one from Raimore, and one from Stacy and Witbeck, Inc. (SWI).

An Evaluation Committee (EC) consisting of staff from TriMet's Engineering & Construction Division 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 Small Business Program;
- Project Management; and
- Price

After evaluation of the technical proposals, the EC determined that all three firms were in the competitive range for Contract award, therefore pricing was opened for all three. After pricing was factored in the scoring, all three firms remained in the competitive range. Written discussions, requesting clarification to submitted proposals, were held with each firm and revised proposals subsequently were requested from each firm. Following receipt of the proposals on October 17, 2022, the EC rescored them and determined that Raimore had the highest score, and was recommended for award.

A summary of final scores is shown in the table below.

Criteria (points)	HSW	Raimore	SWI
Experience/Past Performance (10)	7.6	8.6	8.8
Project Team (35)	29.4	31.4	31
Project Approach, Work Plan, Schedule (55)	44.8	45.4	46.2
Contracting Plan/Diversity (30)	24.2	29.6	24
Project Management (30)	24.4	26.6	25
Price (40)	40	39.8	28.23
Total	170.4	181.4	163.23

8. Diversity

Raimores’s total employee count is 64, and its workforce is 81% minority and 17% female. In its proposal, Raimore indicated it would utilize certified small business contractors for approximately 73% of the work. This includes work self-performed by Raimore, a certified DBE and MBE, as well as subcontracting work. Subcontracting areas include electrical, railings, demolition, structural steel and traffic control. TriMet staff will work with Raimore to maximize certified small business subcontracting opportunities.

9. Financial/Budget Impact

The \$136,520 amount for the Project’s pre-construction costs is included in the Engineering, Construction, and Planning division’s FY2023 Budget.

10. Impact if Not Approved

If the Board decides not to approve this Resolution, TriMet could re-procure the CM/GC Contract. However, TriMet received three responses through the RFP process for this Contract, and advertising it a second time is unlikely to lead to additional or more favorable proposals. In addition, Raimore is well qualified to perform this work, which must begin soon in order for the Project to stay on schedule with both design and construction.

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WHEREAS, TriMet has authority under ORS 267.200 to enter into a contract (Contract) with Raimore Construction (Raimore) for Construction Manager/General Contractor (CM/GC) services for the Hollywood Transit Center Infrastructure Project (Project); and

WHEREAS, by Resolution No. 22-08-50, dated August 10, 2022, the TriMet Board of Directors (Board) authorized an exemption from the competitive low-bid approach for the Project; and

WHEREAS, staff have solicited a best value Request for Proposals and has selected a CM/GC contractor for the Project; and

WHEREAS, the Board wishes to approve the award of the Contract and authorize the pre-construction services in the amount of \$136,520;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Contract shall conform with applicable law.
2. That the General Manager or his designee is authorized to execute the Contract and proceed with the pre-construction services for the Project in the amount of not more than \$136,520, over the anticipated two and a half-year life of the Contract.

Dated: December 14, 2022



Presiding Officer

Attest:



Recording Secretary

Approved as to Legal Sufficiency:



Legal Department