

**Date:** April 23, 2025

**To:** Board of Directors

**From:** Sam Desue, Jr.



**Subject: RESOLUTION NO. 25-04-19 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES WITH JUST BUCKET EXCAVATING, INC. FOR THE BEAVERTON AND OREGON CITY TRANSIT CENTERS 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) for Construction Manager/General Contractor (CM/GC) services with Just Bucket Excavating, Inc. (JBE), for the Beaverton and Oregon City Transit Centers 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**

In accordance with Resolution No. 24-04-28, which exempted this Contract from competitive bidding requirements, TriMet solicited a best value Request for Proposals and now requests the Board's approval of the selected CM/GC contractor.

**5. Type of Action**

- ☒ Resolution
- ☐ Ordinance 1<sup>st</sup> Reading
- ☐ Ordinance 2<sup>nd</sup> Reading
- ☐ Other

**6. Background**

In 2022, TriMet was awarded several federal grants that would allow it to improve the Beaverton, Oregon City, and Gateway Transit Centers. TriMet will match these grant funds with Statewide Transportation Improvement Funds (STIF) and TriMet General Funds, in order to support safe and efficient operations and improved facilities for riders and employees.

The Oregon City Transit Center is located at 1035 Main Street, in Oregon City. The Transit Center Project improvements will include:

- expansion and remodeling of the existing transit center to add bus layover spaces,
- demolition and reconstruction of a new operator layover facility, and
- expansion of the transit center area by installation of two new bus stops, as a result of right-of-way modifications on Main Street.

Completion of the Project improvements will support expanded bus service throughout Clackamas County.

The Beaverton Transit Center is located at 4050 SW Lombard Avenue, in Beaverton. The Transit Center Project improvements will include:

- demolition of the existing operator layover facility and construction of a new operator layover facility,
- realignment of curbs and sidewalks to provide more efficient layover pull-in and pull out spaces, and
- installation of two fast-charging units to support TriMet's electric bus fleet, plus infrastructure to provide for four additional charging units in the future.

Completion of the Project will update, reconfigure, and increase the capacity of the bus layover facilities at the Beaverton Transit Center.

As discussed later in this Board Memo, the Gateway Transit Center portion of this Project is no longer included.

In July of 2023, pursuant to Resolution No. 23-07-38, TriMet established a single prime design contract for the transit center work, in order to ensure continuity and efficiency in design. The transit centers have similar site conditions, require modifications and realignments to curbs and sidewalks, replacement of site amenities such as shelters, lighting, seating, and security cameras, and installation of new landscaping. The design team identified potential staging areas and phasing of construction activities to accommodate active bus operations, which will be refined as the design phase nears completion.

As discussed in Resolution No. 24-04-28, reliance on the services of a CM/GC for this type of multi-phased construction is generally most efficient. The CM/GC can assist with completion of the design, perform constructability reviews, and provide advice concerning construction staging and phasing, and access requirements. The CM/GC's services typically contribute to cost certainty, establish needed coordination, and lead to a successful construction process, while minimizing delays to the work schedule and/or transit operations.

This Resolution requests the Board's approval of the award of the CM/GC services contract to JBE, and authorization of \$193,000 for pre-construction services. During the pre-construction services period, TriMet staff will work with JBE to develop a Total Contract Price (TCP) that aligns with internal estimates and the budget for the construction portion of the Contract. If staff and JBE are able to agree on an acceptable TCP for construction, a subsequent Resolution will be presented to the Board for authorization of that work.

## **7. Description of Procurement Process**

On April 24, 2024, the Board approved Resolution No. 24-04-28, which exempted this CM/GC contract from competitive bidding requirements. The RFP for the work at the three

Transit Centers was issued on November 19, 2024, and advertised on TriMet's TriP\$ website and in the Daily Journal of Commerce. A pre-proposal meeting for interested firms took place on December 2, 2024, and was attended by five (5) firms.

TriMet received three (3) proposals: one from JE Dunn Construction Company (JE Dunn), one from JBE, and one from Robert Evans Company.

An Evaluation Committee (EC) consisting of staff from TriMet's Engineering & Construction, Public Affairs, and Diversity Equity & Inclusion Divisions was established to review, evaluate and score the proposals. The evaluation criteria in the RFP included:

- Proposer Experience/Past Performance;
- Proposed Project Team;
- Draft Project Approach, Work Plan, and Schedule;
- Draft Contracting Plan and DBE Program;
- Project Management; and
- Construction Management Fee

After evaluation of the technical proposals, the EC determined that two (2) firms, JE Dunn and JBE, were in the competitive range for Contract award, and pricing was opened for both. After pricing was factored in the scoring, JE Dunn and JBE remained in the competitive range. Interviews were held with both firms in order to clarify their submitted proposals, and TriMet subsequently sent requests for Revised Proposals from each firm, due February 17, 2025.

However, on February 20, 2025, after receipt of the revised proposals, TriMet determined that the Gateway Transit Center portion of the Project would no longer be included, due to reductions in available matching STIF and TriMet General Funds. Therefore, the Gateway Transit scope of work was removed and a final request for revised proposals was sent to JE Dunn and JBE, solely for the Beaverton and Oregon City Transit Centers, due February 28, 2025.

The EC reviewed and re-scored the revised proposals, determined that JBE provided the best value to TriMet, and recommended that the Contract be awarded to JBE. Notice of Intent to Award was sent to all proposers on March 21, 2025, and no protests were received.

A summary of final scores is shown in the table below, with the maximum scores per category shown in parentheses:

<b>Criteria (Points)</b>	<b>JE Dunn Construction Company</b>	<b>Just Bucket Excavating (JBE)</b>
Proposer Experience/Past Performance (20 points)	16.50	17.00
Proposed Project Team (30 points)	25.00	26.50
Draft Project Approach, Work Plan, & Schedule (40 points)	32.75	34.75
Draft Contracting Plan & DBE Program (30 points)	20.50	29.00
Project Management (20 points)	17.50	17.00
<b>Total Technical Score (140 points)</b>	<b>112.25</b>	<b>124.25</b>
Construction Management Fee (20 points)	20.00	9.67
<b>TOTAL OVERALL SCORE (160 points)</b>	<b>132.25</b>	<b>133.92</b>

**8. Diversity**

JBE is a Disadvantaged Business Enterprise (DBE) and a Minority-Owned Business Enterprise (MBE). It has 18 employees, of whom 50% are minority and 22.2% are female. JBE intends to subcontract 38% of the Project work to Disadvantaged Business Enterprise (DBE) contractors. Subcontracting areas include demolition, utilities, building structures, concrete, asphalt paving, electrical, signage, striping, and landscaping. TriMet will work with JBE to maximize subcontracting opportunities for firms certified by the Oregon Certification Office for Business Inclusion and Diversity (COBID).

**9. Financial/Budget Impact**

The \$193,000 amount for the Project's pre-construction services is included in the Engineering & Construction Division's FY2025 Budget and proposed FY2026 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 the Contract. Advertising it a second time is unlikely to lead to additional or more favorable proposals, and will ultimately delay the start of construction. In addition, JBE is well qualified to perform this work, which must begin soon in order for the Project to stay on schedule with design and construction.

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TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A  
CONTRACT FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR  
SERVICES WITH JUST BUCKET EXCAVATING, INC. FOR THE BEAVERTON AND  
OREGON CITY TRANSIT CENTERS PROJECT**

**WHEREAS**, TriMet has authority under ORS 267.200 to enter into a contract (Contract) for Construction Manager/General Contractor (CM/GC) services with Just Bucket Excavating, Inc., for the Beaverton and Oregon City Transit Centers Project (Project); and

**WHEREAS**, by Resolution No. 24-04-28, dated April 24, 2024, the TriMet Board of Directors (Board) authorized an exemption from the competitive low-bid approach to procure CM/GC services for the Project; and


**WHEREAS**, TriMet solicited a best value Request for Proposals and selected a CM/GC contractor for the Project; and

**WHEREAS**, the Board wishes to approve the award of the Contract to Just Bucket Excavating, Inc., and authorize pre-construction services for the Project in the amount of \$193,000;

**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 Contract for pre-construction services for the Project in the amount of not more than \$193,000, over the two-year life of the Contract.

Dated: April 23, 2025

  
Presiding Officer

Attest:

  
Recording Secretary

Approved as to Legal Sufficiency:

  
Legal Department