

Date: July 23, 2025

To: Board of Directors

From: Sam Desue, Jr.

Subject: **RESOLUTION NO. 25-07-40 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES CONTRACT WITH RAIMORE/SUNDT JOINT VENTURE FOR THE 82nd AVENUE TRANSIT 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 the Raimore/Sundt Joint Venture (RSJV) for the 82nd Avenue Transit 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 authorization is required for the award and funding of CM/GC services contracts.

5. Type of Action

- ☒ Resolution
- ☐ Ordinance 1st Reading
- ☐ Ordinance 2nd Reading
- ☐ Other

6. Background

The 82nd Avenue corridor is a major north-south connection for Portland residents and serves some of the most culturally-rich and diverse communities anywhere in the State. The corridor connects a mix of low-income and limited-English communities, the majority of whom are entirely dependent on transit to get to their destinations.

Today, TriMet's Line 72 Killingsworth serves the 82nd Avenue corridor and has the highest ridership of any TriMet bus route. Line 72 is a frequent service route that connects riders to major destinations, other high-capacity transit lines, and over 20 bus routes within the corridor. It is a workhorse for the community with high ridership during weekdays and weekends. Although the demand for service is high, Line 72 also ranks highest for highest cumulative passenger delay, with travel times and reliability only anticipated to get worse over time.

The corridor also is one of the region's most dangerous. Within Portland's designated "Vision Zero Network," 82nd Avenue has six of the highest crash intersections in the City. In an effort to address these dangers, the Portland Bureau of Transportation (PBOT) is working on two phases of a major maintenance project to improve safety along the corridor. The second phase of PBOT's safety work is anticipated to be done in coordination with TriMet's 82nd Avenue Transit Project.

The 82nd Avenue Transit Project will be TriMet's second FX Bus Rapid Transit (BRT) line following the opening of the FX2-Division line in September of 2022. Through the use of various transit priority tools, the Project will improve travel times and long-term transit reliability. This combination of transit signal priority, in-lane stops, stop consolidation, station platforms, dedicated lanes, 60-foot, zero emissions buses, and other transit infrastructure investments will result in significantly improved transit along this high priority corridor.

The 82nd Avenue Transit Project will connect Clackamas Town Center - a major transit and retail hub – to a northern terminus in the Cully neighborhood. The northern terminus will provide bus layover space, and a bus station for passenger pick-up and drop-off. The design of the northern terminus must recognize and respond to the needs and priorities of the surrounding community—especially because its operations must be integrated into the Cully neighborhood streetscape.

7. Description of Procurement Process

At its March 26, 2025 meeting, the Board approved Resolution No. 25-03-16, exempting this solicitation from ordinary low bid requirements. This allowed TriMet to use a competitive Request for Proposals (RFP) process to select a CM/GC services contractor for the 82nd Avenue Transit Project. A total of 775 vendors were notified of the RFP via TriMet's eProcurement System (TriP\$). The RFP was also advertised in the Daily Journal of Commerce. The RFP was issued on May 1, 2025, with a proposal due date of May 28, 2025. A pre-proposal conference was held on May 8, 2025, and a total of 11 firms attended.

TriMet received three (3) proposals that were determined to be responsive to the RFP: one from RSJV, another from Shimmick Construction (Shimmick), and the third from Stacy Witbeck (SW). TriMet appointed an Evaluation Committee (EC), consisting of staff from TriMet's Engineering & Construction and Public Access & Innovation Divisions, the City of Portland, and ODOT. The EC scored the proposals in accordance with the procedures and criteria established in the RFP, and the initial scores are summarized below:

Criteria	RSJV	Shimmick	SW
Proposer Experience and Past Performance (20 Points)	18.57	14.29	16.86
Proposed Project Team (40 points)	36.00	28.71	34.00
Draft Project Approach, Work Plan & Schedule (50 points)	44.43	32.00	42.86
Draft Contracting Plan (10 points)	8.14	6.00	7.86
DBE/SBE Utilization (15 points)	14.14	8.43	12.43
Subcontracting Plan, Small Business Programs, and Past Projects (10 points)	8.86	5.29	7.86
Business Practices (5 points)	4.71	3.00	4.14
Project Management (30 points)	25.43	22.29	25.71
Total Technical Score . . .	160.28	120.01	151.72
Price (20 Points)	20.00	4.88	18.52
Total Score	180.28	124.89	170.24

After completing the initial review process, the EC determined that both RSJV and SW should be interviewed. The interviews were held with RSJV on June 16, and SW on June 17, 2025. Following the interviews, and after receiving revised proposals which included updated pricing, the EC reconvened and rescored the proposals. The EC determined that award should be made to RSJV as the highest scoring firm. Final scores are summarized below:

Criteria	RSJV	SW
Proposer Experience and Past Performance (20 Points)	18.57	16.86
Proposed Project Team (40 points)	36.00	34.00
Draft Project Approach, Work Plan & Schedule (50 points)	44.43	42.86
Draft Contracting Plan (10 points)	8.14	7.86
DBE/SBE Utilization (15 points)	14.14	12.43
Subcontracting Plan, Small Business Programs, and Past Projects (10 points)	8.86	7.86
Business Practices (5 points)	4.71	4.14
Project Management (30 points)	25.43	25.71
Total Technical Score . . .	160.28	151.72
Price (20 Points)	20.00	14.81
Total Score	180.28	166.53

The Board's adoption of the attached Resolution will authorize the award of the CM/GC services contract to RSJV, including an amount for pre-construction services not to exceed \$795,580. TriMet staff will seek Board approval to award an additional amount for construction services once the parties agree to the Total Contract Price.

TriMet staff determined that the pricing for pre-construction services is fair and reasonable in relation to the local market for this type of work and in comparison with the other pricing received.

Notice of Intent to Award was sent to all proposers on June 25, 2025. No protests were received.

8. Disadvantaged & Small Business Utilization

RSJV will use Disadvantaged Business Enterprises (DBE) for approximately 26% of the work performed under the Contract.

9. Financial/Budget Impact

The funds for pre-construction services are included in TriMet's adopted FY2026 Budget for the Engineering & Construction Division, and funds for the Contract will continue to be included in future proposed budgets.

10. Impact if Not Approved

If the Board does not approve this Resolution, TriMet could attempt to re-procure the CM/GC services. However, TriMet used a competitive RFP process to select a contractor who offered the best value to TriMet, and pre-construction services are needed now to help establish cost and schedule certainty, and manage overall project risk. Re-soliciting would delay the project and could jeopardize the award of federal funds.

RESOLUTION NO. 25-07-40

**RESOLUTION NO. 25-07-40 OF THE TRI-COUNTY METROPOLITAN
TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A
CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES
CONTRACT WITH RAIMORE/SUNDT JOINT VENTURE FOR THE 82nd AVENUE
TRANSIT PROJECT**

WHEREAS, TriMet has authority under ORS 267.200 to enter into a Construction Manager/General Contractor services contract (Contract) with Raimore/Sundt Joint Venture for the 82nd Avenue Transit Project (Project); and

WHEREAS, by Resolution No. 25-06-29, dated June 25, 2025, the TriMet Board of Directors adopted a Statement of Policies requiring it to authorize all CM/GC services contracts;

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 CM/GC services contract with Raimore/Sundt Joint Venture, including an award of not more than \$795,580 for pre-construction services, through the anticipated completion of the Contract in June, 2030.

Dated: July 23, 2025

Presiding Officer

Attest:

Recording Secretary

Approved as to Legal Sufficiency:



Legal Department