


Date: October 23, 2024

To: Board of Directors

From: Sam Desue, Jr. 

Subject: **RESOLUTION NO. 24-10-61 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH NORTHWEST INFRASTRUCTURE, LLC FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES FOR THE COLUMBIA OPERATIONS FACILITY SITE PREPARATION AND MAIN DISTRIBUTION FRAME CONSTRUCTION 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 Northwest Infrastructure, LLC (NWI) for the Columbia Operations Facility Site Preparation and Main Distribution Frame construction 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

Pursuant to Resolution No. 24-06-38, the procurement of this CM/GC services Contract was exempted from competitive low-bid requirements and TriMet solicited a best value Request for Proposals. This Resolution requests Board approval of the CM/GC services contractor and authorization of expenditures for Preconstruction Services and an Early Work Package.

5. Type of Action

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

6. Background

The Columbia Operations Facility (Facility) is located at 4421 NE Columbia Boulevard on a 31-acre site along the Columbia Slough that was previously developed as an industrial Caterpillar Power Systems dealership facility, and is a key component of TriMet's Zero Emission Bus Fleet Transition Plan. In its initial configuration, the Facility is expected to house approximately 70 buses, including zero emission hydrogen fuel cell electric buses. In its final configuration, the Facility is projected to house up to 252 hydrogen fuel cell electric buses.

In order to advance construction of the Facility, this Project requires site preparation work and the construction of a new Main Distribution Frame (MDF) building to house the Facility's Information Technology (IT) systems. The roughly 1,500 square foot MDF building will be block construction with a metal roof, and is intended to serve as the main distribution "hub" for all IT systems at the Facility.

To prepare the site for construction of the MDF building, unused existing structures, including a residential home and large heavy equipment maintenance buildings, must be demolished and removed. The work is to be accomplished with goals of maximum material reuse and/or maximum diversion from landfills.

Due to the interconnections of existing utilities and telecommunications on the site, all unused buildings cannot be removed immediately. The map of the Facility, attached hereto as Exhibit A, shows the locations of the various buildings currently on the site. Buildings 5, 6, 12, 13, 14, and 15 are available to be removed from the property at any time. Building 9 still serves a TriMet function that is planned to continue until the Project receives its Notice to Proceed (NTP) to construction. Buildings 1, 2, 3, and 8 cannot be demolished and removed until the Facility's IT network infrastructure is significantly modified. Therefore, only after construction and commissioning of the MDF is complete may removal of Buildings 1, 2, 3, and 8 proceed.

However, the CM/GC contractor may propose an intermediate network reconfiguration to expedite the removal of these buildings.

7. Description of Procurement Process

On June 26, 2024, the Board approved Resolution No. 24-06-38, exempting this Contract from competitive bidding requirements and allowing TriMet staff to restrict competition to firms certified by the Certification Office for Business Inclusion and Diversity (COBID).

TriMet issued an RFP on July 18, 2024, and advertised it on TriMet's TriP\$ website and in the Daily Journal of Commerce. A pre-proposal meeting and site tour attended by ten (10) interested firms took place on July 31, 2024. In response to the RFP, TriMet received four (4) proposals: one from Fulcrum Construction and Building Services (Fulcrum), one from NW Construction General Contracting, Inc. (NW Construction), one from Northwest Demolition and Dismantling, Inc. (NW Demo), and one from NWI.

An Evaluation Committee (EC) consisting of staff from TriMet's Engineering & Construction, Maintenance Operations, Finance and Administrative Services, and Inclusion, Diversity, Equity, and Access (IDEA) divisions was appointed 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
- Price

After evaluation of the technical proposals, the EC determined that NW Demo and NWI were in the competitive range for award of the Contract.

Initial scoring of the proposals is summarized below:

Proposer:	Fulcrum	NW Construction	NW Demo	NWI
A. Proposer Experience and Past Performance (10 Points)	8.00	6.00	8.60	9.40
B. CM/GC Project Team Staff (20 points)	16.40	12.80	16.60	17.40
C. Draft Project Approach, Work Plan & Schedule (30 points)	22.80	17.00	26.00	26.80
D. Draft Contracting Plan and DBE Program (15 points)	10.80	10.20	13.60	14.20
E. Project Management (15 points)	12.40	10.00	12.60	14.40
Total Technical Score . . .	70.4	56.00	77.40	82.20
F. Price (10 Points)	10.00	NA	7.63	8.05
Total Score	80.40	56.00	85.03	90.25

TriMet held interviews with NW Demo and NWI on September 16, 2024, and subsequently requested revised proposals from both. Following receipt of the revised proposals on September 25, 2024, the EC reviewed the scoring and determined that NWI provided the best value to TriMet, and recommended that NWI be awarded the Contract.

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

Proposer:	NW Demo	NWI
A. Proposer Experience and Past Performance (10 Points)	8.6	8.8
B. CM/GC Project Team Staff (20 points)	16	17.4
C. Draft Project Approach, Work Plan & Schedule (30 points)	25	25.6
D. Draft Contracting Plan and DBE Program (15 points)	13.6	13.4
E. Project Management (15 points)	12.6	13.8
Total Technical Score . . .	75.80	79.00
F. Price (10 Points)	9.47	10.00
Total Score	85.27	89.00

The pricing provided by NWI was deemed fair and reasonable. NWI's price for Pre-Construction services is \$119,100, which is comparable to other pricing received and TriMet's fair cost estimate.

This Resolution also seeks Board authorization for an Early Work Package in an amount of not more than \$850,000. Conducting negotiations for the amount of the Early Work Package during the pre-construction services phase of the Project will allow TriMet to begin the least complex construction activities (e.g. removal of Buildings 5, 6, 12, 13, 14, and/or 15) on a compressed schedule. As the Project proceeds, TriMet staff will continue to negotiate the Total Contract Price (TCP) and will seek Board authorization when the TCP has been established.

Approval of this Resolution will authorize the expenditure of the amounts shown below:

CM/GC Services	Board Authorization
Preconstruction Services	\$119,100
Early Work Package	\$850,000
Total Authorized by this Resolution	\$969,100

8. Diversity

NWI has 13 employees, of whom 10% are women and 77% are minorities. NWI is a COBID-certified Disadvantaged Business Enterprise (DBE) and Minority Business Enterprise (MBE), and intends to use DBEs for 75% of the construction work on the Project.

9. Financial/Budget Impact

The \$969,100 amount for the Project's pre-construction and early construction work is included in the Engineering and Construction Division's FY2025 Budget.

10. Impact if Not Approved

TriMet could reprocure the CM/GC Contract if the Board decides not to approve this Resolution. However, TriMet received four responses through the RFP process, and advertising the Contract a second time is unlikely to lead to additional or more favorable proposals. In addition, NWI is well qualified to perform this work, which must begin soon in order for the Project to stay on schedule.

EXHIBIT A

Resolution 24-10-61

Map of Existing Buildings at Columbia Operations Facility



RESOLUTION NO. 24-10-61

**RESOLUTION NO. 24-10-61 OF THE TRI-COUNTY METROPOLITAN
TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING
A CONTRACT WITH NORTHWEST INFRASTRUCTURE, LLC FOR
CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES FOR
THE COLUMBIA OPERATIONS SITE PREPARATION AND MAIN
DISTRIBUTION FRAME CONSTRUCTION PROJECT**

WHEREAS, TriMet has authority under ORS 267.200 to enter into a contract (Contract) with Northwest Infrastructure, LLC (NWI) for Construction Manager/General Contractor (CM/GC) services for the Columbia Operations Facility Site Preparation and Main Distribution Frame (MDF) Construction Project (Project); and

WHEREAS, by Resolution No. 24-06-38, dated June 26, 2024, the TriMet Board of Directors (Board) authorized an exemption from competitive low-bid requirements for the Project; and


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

WHEREAS, the Board wishes to approve the award of the Contract and authorize the pre-construction services and an early work package in the total amount of \$969,100;

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 approve the Pre-Construction Services and an Early Work Package in an amount not to exceed \$969,100.

Dated: October 23, 2024


Presiding Officer

Attest:


Recording Secretary

Approved as to Legal Sufficiency:


Legal Department