

Date: April 23, 2025

To: Board of Directors

From: Sam Desue, Jr.



Subject: RESOLUTION NO. 25-04-17 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A MODIFICATION OF THE CONTRACT FOR CONSTRUCTION PROJECT MANAGEMENT SERVICES WITH SHIELDS OBLETZ JOHNSEN FOR THE MAX RED LINE EXTENSION AND RELIABILITY IMPROVEMENTS 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 Modification of the contract for Construction Project Management services (Modification) with Shields Obletz Johnsen (SOJ) for TriMet's MAX Red Line Extension and Reliability Improvements 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 all contract Modifications obligating TriMet to pay in excess of amounts previously authorized by the Board.

5. Type of Action

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

6. Background

TriMet's *A Better Red Project* extended MAX Red Line service to ten existing MAX Blue Line stations between the Beaverton Transit Center and the Hillsboro Airport/Fairgrounds MAX Station. By extending the Red Line further west from its original terminus at Beaverton Transit Center to a new terminus at the Hillsboro Airport/Fairground MAX Station, the Project efficiently provides significant new light rail service to Beaverton and Hillsboro.

The Project also improves reliability and on-time performance of the entire MAX light rail system by removing two major sources of delay: 1) the single-track for the Red Line at Gateway Transit Center, and 2) the single-track for the Red Line serving the Portland International Airport MAX Station. By converting these sections to double-track, the Project reduces delays by allowing MAX Light Rail Vehicles (LRVs) to come and go at the same time. The Project was opened for service in October of 2024.

In September 2020, TriMet entered into an initial Construction Project Management Services Contract for the Project with SOJ for \$108,800. In March 2021, the contract amount was increased to \$497,900. In February 2022, the Board approved Resolution No. 22-02-09, which increased the total contract amount to \$1,507,900. Finally, in October 2024, the contract amount was increased by \$150,790, bringing the total contract amount to \$1,658,690, utilizing the 10% allowance for personal services contracts.

In its role as Construction Project Manager, SOJ provides TriMet with essential construction personnel who perform key managerial services on the Project. These key managerial services include administering contract provisions and coordinating with TriMet departments, as well as overseeing contractor communication, schedule, construction changes, payments, and closeout.

During Project construction, TriMet's need for additional construction management services evolved and expanded. TriMet's Project Controls Manager assumed duties of the Project Manager and Project Director when those two individuals transitioned to other TriMet projects. On April 30, 2025, the Project Controls Manager will retire from TriMet. At that time, it will be necessary for SOJ personnel to assume all duties required to closeout and administer final contract provisions.

This Resolution will allow a Modification of \$275,000, increasing the total contract amount to \$1,933,690, through its October 20, 2026 termination date.

7. Procurement Process

A qualifications-based, Request for Proposals (RFP) process was used to select the Contractor.

8. Diversity

SOJ is a certified by Oregon's Certification Office for Business Inclusion and Diversity (COBID) and its workforce of 20 employees consists of 45% women and 20% minorities.

9. Financial/Budget Impact

Funds for construction management are included within TriMet's Engineering & Construction Division's FY 2025 Budget and proposed FY2026 Budget.

10. Impact if Not Approved

If this Resolution is not approved, TriMet would need to shift internal staff responsibilities to address vacancies in construction management and back-fill open positions through other staffing or consulting solutions. TriMet would incur greater costs and delays as a result of the loss of Project management continuity.

RESOLUTION NO. 25-04-17

**RESOLUTION NO. 25-04-17 OF THE TRI-COUNTY METROPOLITAN
TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A
MODIFICATION OF THE CONTRACT FOR CONSTRUCTION PROJECT
MANAGEMENT SERVICES WITH SHIELS OBLETZ JOHNSEN FOR THE
MAX RED LINE EXTENSION AND RELIABILITY IMPROVEMENTS
PROJECT**

WHEREAS, TriMet has authority under ORS 267.200 to enter into a modification of the contract for Construction Project Management services (Modification) with Shiels Oblatz Johnsen (SOJ) for TriMet's MAX Red Line Extension and Reliability Improvements Project; and

WHEREAS, pursuant to Resolution No. 22-05-35, dated May 25, 2022, the TriMet Board of Directors adopted a Statement of Policies requiring it to authorize all contracts and Modifications obligating TriMet to pay in excess of \$1,000,000; and

WHEREAS, the total amount of the Modification will exceed amounts previously authorized but the Board;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Modification shall conform with applicable law.
2. That the General Manager or his designee is authorized to execute a Modification in the amount of \$275,000, for a total contract amount of \$1,933,690, through the Modification's extended termination date of October 20, 2026.

Dated: April 23, 2025

Attest:

Presiding Officer

Recording Secretary

Approved as to Legal Sufficiency:



Legal Department