

Date: February 25, 2026

To: Board of Directors

From: Sam Desue, Jr.



Subject: **RESOLUTION NO. 26-02-07 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES CONTRACT WITH JE DUNN CONSTRUCTION COMPANY FOR THE FUEL CELL ARTICULATED ELECTRIC BUS POWELL GARAGE UPGRADES PROJECT**

1. Purpose of Item

This Resolution requests 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 JE Dunn Construction Company (JE Dunn) for the Fuel Cell Articulated Electric Bus Powell Garage Upgrades 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) (CM/GC)
- Other _____

4. Reason for Board Action

Board authorization is required for all CM/GC awards for pre-construction services contracts.

5. Type of Action

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

6. Background

Following the Zero Emission Bus Transition plan and financial plan for the 82nd Avenue Transit Project, TriMet began the application process for a Federal Low or No Emission Grant (Grant) in early 2023. Confirmation of the Grant award was received in September 2024, and the Grant was fully executed on May 2, 2025. The Grant provides funds for:

- 14 Fuel Cell Battery-Electric Buses (FCEB),

- modifications to the Powell Operations Facility maintenance area (Powell) necessary to maintain FCEBs,
- a hydrogen fueling station, and
- Workforce Development training.

This funding will allow maintenance and fueling of the FCEB fleet at Powell which will ultimately support TriMet FX® - Frequent Express service established through the 82nd Avenue Transit Project.

This Project is complex in nature, requires exclusive expertise in selective applications (e.g. hydrogen fueling infrastructure, permitting, and detection systems), and involves a wide and complex market structure. The modifications and fueling infrastructure at Powell require specialty services from the contractor to deliver the Project within a strict budget, and maintain a schedule necessary to support the 82nd Avenue Transit Project and the start of FX service in 2029.

At this time, project development for the building modifications and the fueling infrastructure at Powell has been completed, 30% Project design has been completed and we have completed the procurement process for a contractor for pre-Construction services, which includes a key trade partner specializing in hydrogen fueling infrastructure design and construction.

This Resolution requests the Board's approval of the award of the CM/GC services contract to JE Dunn, and an initial authorization of \$292,795 for pre-construction services for the Project. As with other CM/GC services contracts, TriMet may need to seek additional Board authorization for modifications to accommodate long lead times for purchase of certain construction material, or for an early work package, prior to seeking the Board's authorization of a Total Contract Price.

During the pre-construction services period, staff will work with JE Dunn to develop a Total Contract Price that aligns with internal estimates and budget for the construction work. TriMet will then present the Board with a Resolution authorizing the Total Contract Price for the construction work.

7. Description of Procurement Process

At its September 24, 2025 meeting, the Board approved Resolution No. 25-09-49, exempting this solicitation from low bid procurement. This allowed TriMet to use a competitive Request for Proposals (RFP) process to select a CM/GC services contractor for the Project. A total of 815 vendors were notified of the RFP via TriMet's eProcurement System (TriPS). The RFP was also advertised in the Daily Journal of Commerce. The RFP was issued on November 10, 2025, with a proposal due date of December 16, 2025. A pre-proposal conference was held on November 18, 2025, and a total of eight (8) firms attended.

TriMet received four (4) proposals that were responsive to the RFP, from Balfour Beatty Construction (Howard S Wright), Hoffman Construction Company of Oregon (Hoffman), JE Dunn Construction Company, and Raimore Construction.

TriMet appointed an Evaluation Committee (EC) consisting of TriMet staff from the Planning, Maintenance, and Engineering & Construction divisions to review, evaluate and score the proposals. The evaluation criteria in the RFP included:

- Proposer Experience/Past Performance;
- Established manufacturing processes and business relations to key component suppliers;
- Proposed Project Team;
- Draft Project Approach, Work Plan, and Schedule;
- Draft Contracting Plan and MBE/WBE/ESB/VBE Program;
- Project Management; and
- Price

After evaluation of the technical proposals and price, the EC determined two firms – Hoffman and JE Dunn – were in the competitive range to be considered for contract award and interviews were requested by the EC. The interviews were held on January 16, 2026. Following interviews, TriMet subsequently sent requests for Revised Proposals from each firm, due January 30, 2026. Following receipt of the revised proposals on January 30, 2026, the EC reviewed the scoring and determined that JE Dunn provided the best value to TriMet, and recommended the Contract be awarded to JE Dunn.

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

Criteria	Hoffman	JE Dunn
Proposer Experience/ Past Performance (30 Points)	24.60	28.40
CM/GC Project Team Staff (30 points)	25.60	27.00
Draft Project Approach, Work Plan & Schedule (40 points)	36.00	37.80
Draft Contracting Plan, Local/Small Business Mentoring or Technical Assistance and Workforce Training and Hiring Program (10 points)	8.60	8.40
Project Management (40 points)	37.00	38.20
Price (50 Points)	50.00	43.91
TOTAL OVERALL SCORE (200 Points)	181.80	183.71

TriMet staff determined 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 February 2, 2026. No protests were received.

8. Financial/Budget Impact

The budget for the Project is included in the Maintenance Division’s five-year Capital Improvement Plan (CIP) and future year forecasts.

9. Impact if Not Approved

If this resolution is not approved, TriMet could attempt to procure a CM/GC contractor again. However, the quantity of responsive bidders through the RFP process is unlikely to increase if the CM/GC Contract is advertised a second time and is seen as less likely to lead to a more favorable outcome. In addition, JE Dunn is well qualified to perform this work, which must begin to continue its current schedule with design and construction to support the 82nd Avenue Transit Project schedule.

RESOLUTION NO. 26-02-07

**RESOLUTION NO. 26-02-07 OF THE TRI-COUNTY METROPOLITAN
TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A
CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES
CONTRACT WITH JE DUNN CONSTRUCTION COMPANY FOR THE FUEL
CELL ARTICULATED ELECTRIC BUS POWELL GARAGE UPGRADES
PROJECT**

WHEREAS, TriMet has authority under ORS 267.200 to enter into a contract (Contract) with JE Dunn Construction Company for Construction Manager/General Contractor Services (CM/GC) for the Fuel Cell Articulated Electric Bus Powell Garage Upgrades Project (Project); and

WHEREAS, by Resolution No. 25-09-49 dated September 24, 2025, the TriMet Board of Directors (Board) authorized an exemption from the low bid approach for the Project; and

WHEREAS, TriMet solicited a best value Request for Proposals and selected JE Dunn Construction Company as the CM/GC contractor for the Project; and

WHEREAS, the Board wishes to approve the award of the Contract to JE Dunn Construction Company and authorize the pre-construction services in the amount of \$292,795; and

WHEREAS, by Resolution No. 25-06-29, the Board adopted a Statement of Policies requiring it to authorize the CM/GC award for pre-construction 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 Contract and proceed with the pre-construction services for the Project in the amount of not more than \$292,795 over the three-year life of the Contract.

Dated: February 25, 2026

Presiding Officer

Attest:

Recording Secretary

Approved as to Legal Sufficiency:



Legal Department