


Date: February 28, 2024

To: Board of Directors

From: Sam Desue, Jr. 

Subject: **RESOLUTION NO. 24-02-11 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT MODIFICATION WITH RAIMORE CONSTRUCTION, LLC (RAIMORE) FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CM/GC) SERVICES FOR THE HOLLYWOOD TRANSIT CENTER INFRASTRUCTURE PROJECT**

1. Purpose of Item

This Resolution requests that the TriMet Board of Directors (Board) authorize the General Manager to execute a modification (Modification) to the contract with Raimore Construction, LLC (Raimore) for Construction Manager/General Contractor (CM/GC) services for the Hollywood Transit Center Infrastructure 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: Sole Source

4. Reason for Board Action

Board authorization is required for all contracts obligating TriMet to pay in excess of \$1,000,000, and for all contract modifications that exceed the amount previously authorized by the Board.

5. Type of Action

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

6. Background

To promote transit oriented development and affordable housing, TriMet is redeveloping the Hollywood Transit Center (HTC), located on NE Halsey Street. The scope of the Hollywood Transit Center Infrastructure Project (Project) includes the redevelopment of 42nd Street as a public plaza, a new stair and ramp structure in which a site-built traction power substation

(TPSS) will be integrated, and new bus facilities. The site immediately adjacent and west of the Project will be developed into a 12-story apartment building and courtyard.

At its December 14, 2022 meeting, the Board approved Resolution No. 22-12-68, which authorized a CM/GC Contract with Raimore, and authorized initial pre-construction services in the amount of \$136,520.

Subsequently, at its February 22, 2023 meeting, the Board approved Resolution No. 23-02-05, which authorized early construction work and procurement and installation of the traction power substation in the amount of \$3,877,800.

Most recently, at its September 27, 2023 meeting, the Board approved Resolution No. 23-09-42, which authorized the procurement of long lead time items and additional early construction work in the amount of \$6,134,676.

This Resolution is to authorize a modification to the Contract to add the negotiated and agreed to Total Contract Price for construction services for the Project in the amount of \$11,187,012 (plus a \$1,000,000 Change Order Allowance), as shown below:

Pre-Construction Services – Resolution No. 22-12-68	\$136,520
Modification 1 (including Change Order Allowance) Resolution No. 23-02-05	\$3,877,800
Modification 2 (including Change Order Allowance) Resolution No. 23-09-42	\$6,134,676
Subtotal	\$10,148,996
Amount Requested for Work Under Modification 3	\$11,187,012
Additional Change Order Allowance	\$1,000,000
Amount Requested by this Resolution No. 24-02-11 (Subtotal)	\$12,187,012
Total Amount of Revised CM/GC Contract	\$22,336,008

7. Description of Procurement Process

The original CM/GC contract was procured through a competitive Request for Proposals (RFP) process.

8. Diversity

Raimore’s total employee count is 64, and its workforce is 81% minority and 17% female. In its proposal, Raimore indicated it would utilize COBID-certified small business contractors for approximately 60% of the work. This percentage would include work self-performed by Raimore, a certified MBE, as well as subcontracting work.

9. Financial/Budget Impact

The Modification amount is partially funded by the Legal Services Division’s FY2024 Budget. TriMet anticipates that the balance of the necessary funds for the Modification will be available pursuant to the Agency’s request that the Board authorize the proposed FY2024 budget transfer from the Safety & Security Division to the Legal Services Division.

10. Impact if Not Approved

Under the terms of the CM/GC contract, TriMet could terminate the CM/GC arrangement, and then obtain bids for the remaining construction work. Doing so would result in delay, additional price escalation and additional continued price uncertainty.

Raimore has performed well on the Project, and its CM/GC contract requires “open book” negotiations that ensures fair and reasonable pricing. The approval of this contract Modification will ensure that the Project maintains its current schedule.

RESOLUTION NO. 24-02-11

**RESOLUTION NO. 24-02-11 OF THE TRI-COUNTY METROPOLITAN
TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A
CONTRACT MODIFICATION WITH RAIMORE CONSTRUCTION, LLC
(RAIMORE) FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR
(CM/GC) SERVICES FOR THE HOLLYWOOD TRANSIT CENTER
INFRASTRUCTURE PROJECT**

WHEREAS, TriMet has authority under ORS 267.200 to enter into a contract modification (Modification) with Raimore Construction (Raimore) for Construction Manager/General Contractor (CM/GC) services for the Hollywood Transit Center Infrastructure Project (Project); and

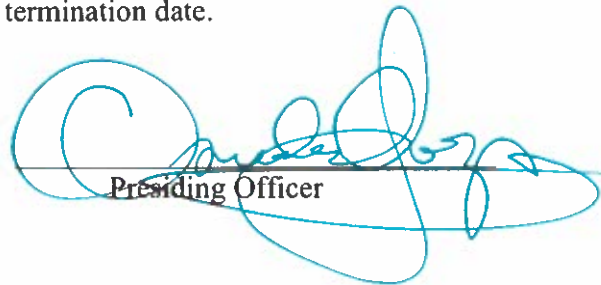
WHEREAS, by Resolution No. 22-05-35, dated May 25, 2022, the TriMet Board of Directors (Board) adopted a Statement of Policies requiring the Board to approve all contracts obligating TriMet to pay in excess of \$1,000,000; and

WHEREAS, the total amount of this Modification exceeds \$1,000,000;

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 the Modification with Raimore to proceed with the full project scope not yet provided by previous Modifications in the amount of \$11,187,012.
3. That the General Manager or his designee is further authorized to execute Change Orders to the modified CM/GC contract in an amount not to exceed \$1,000,000, through the contract's expected December 2026 termination date.

Dated: February 28, 2024



Presiding Officer

Attest:



Recording Secretary

Approved as to Legal Sufficiency:



Legal Department