


Date: July 24, 2024

To: Board of Directors

From: Sam Desue, Jr. 

Subject: **RESOLUTION NO. 24-07-43 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH HOFFMAN CONSTRUCTION COMPANY OF OREGON (HOFFMAN) FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CM/GC) SERVICES FOR THE COLUMBIA OPERATIONS FACILITY 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 Hoffman Construction Company of Oregon (Hoffman) for the Columbia Operations Facility 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

In accordance with Resolution No. 24-03-22, which exempted this Contract from competitive bidding requirements, TriMet solicited a best value Request for Proposals and now requests the Board’s approval of the selected CM/GC contractor.

5. Type of Action

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

6. Background

The Columbia Operations Facility Project (Project) is part of TriMet’s Zero Emission Fleet Transition Plan. Designed to meet LEED Gold standards, the Project is expected to house over 100 buses, including zero emission hydrogen fuel cell electric buses, in its initial configuration, and up to 252 buses in its final configuration. The Project 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.

Except for Building 11 and the newly renovated Materials Management Center (MMC), all existing buildings at the site will be demolished and removed for the Project. The Project’s initial configuration excludes approximately one third of the site, which will remain available for staging, limited fencing upgrades, and any necessary stormwater modifications.

Along with the deconstruction of existing buildings and other necessary site work, the Project will construct a temporary modular building complex for TriMet Operations, a shop/garage for TriMet Bus Maintenance that incorporates a paint booth featuring photovoltaics, and an east wall designed for future expansion. In addition, the Project will construct a bus wash and fuel building with infrastructure for diesel and hydrogen fueling, a fuel storage yard, bus and employee parking, along with incidental vehicle charging, landscaping, site lighting, and associated utility connections.

7. Description of Procurement Process

On March 27, 2024, the Board approved Resolution No. 24-03-22, which exempted this CM/GC services contract from competitive bidding requirements. TriMet issued an RFP on May 14, 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 fourteen (14) interested firms took place on May 21, 2024. In response to the RFP, TriMet received four (4) proposals: one from J.E. Dunn Construction Company (J.E. Dunn), one from Hoffman Construction Company (Hoffman), one from Howard S. Wright (HSW), and one from Skanska USA Building (Skanska).

An Evaluation Committee (EC) consisting of staff from TriMet’s Engineering & Construction, Maintenance Operations, 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 Hoffman and Skanska were in the competitive range for Contract award. Initial scoring is summarized below.

Criteria (Points)	Hoffman	HSW	JE Dunn	Skanska
Proposer Experience/Past Performance (20 Points Possible)	18.4	17.4	14.4	18.6
Project Team (40 Points Possible)	33.2	33.6	31.8	36.4
Draft Project Approach, Work Plan & Schedule (45 Points Possible)	40.4	37.8	37.4	42.4
Draft Contracting Plan and DBE Program (40 Points Possible)	37.4	32.6	35.2	35.8
Project Management (35 Points Possible)	32.2	30.2	29.8	32.8
Total Technical Score (Subtotal)	161.6	151.6	148.6	166
Price (20 Points Possible)	12.3	13.1	20	14.5
TOTAL OVERALL SCORE	173.9	164.7	168.6	180.5

TriMet requested clarification of Hoffman’s and Skanska’s submitted proposals, and interviews were held with each firm on June 21, 2024. TriMet subsequently requested revised proposals from both firms. Following receipt of the revised proposals on June 28, 2024, the EC reviewed the scoring and determined that Hoffman provided the best value to TriMet. The EC recommended that Hoffman be awarded the Contract.

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

Criteria (Points)	Hoffman	Skanska
Proposer Experience/Past Performance (20 Points Possible)	19	18
Project Team (40 Points Possible)	37	33
Draft Project Approach, Work Plan & Schedule (45 Points Possible)	42	39.8
Draft Contracting Plan and DBE Program (40 Points Possible)	39	33.4
Project Management (35 Points Possible)	32.6	31.8
Total Technical Score (Subtotal)	169.6	156
Price (20 Points Possible)	16.6	20
TOTAL OVERALL SCORE	186.20	176.00

Therefore, the EC recommended that the CM/GC Contract for the Project be awarded to Hoffman. If the Board adopts this Resolution, Hoffman would receive \$534,135 for pre-construction services on the Project. TriMet and Hoffman expect to negotiate a Total Contract Price for Hoffman’s CM/GC services over the anticipated two and one-half years of the Contract, which subsequently will be presented to the Board for approval.

8. Diversity

Hoffman has 223 employees, of whom 16.6% are minority and 38% are female. For this Project, Hoffman has entered into a teaming agreement with Raimore Construction, a certified Minority Owned Business. Hoffman also intends to award 16% of the Project work to Disadvantaged Business Enterprise (DBE) contractors. TriMet will work with Hoffman to maximize opportunities for firms certified by the Oregon Certification Office for Business Inclusion and Diversity (COBID).

9. Financial/Budget Impact

The \$534,135 amount for the Project’s pre-construction costs is included in the Engineering and Construction Division’s FY2025 Budget.

10. Impact if Not Approved

If the Board decides not to approve this Resolution, TriMet could re-procure the CM/GC Contract. However, TriMet received four responses through the Contract’s RFP process, and advertising it a second time is unlikely to lead to additional or more favorable proposals. In addition, Hoffman is well qualified to perform this work, which must begin soon in order for the Project to stay on schedule with both design and construction.

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WHEREAS, TriMet has authority under ORS 267.200 to enter into a contract (Contract) with Hoffman Construction Company of Oregon (Hoffman) for Construction Manager/General Contractor (CM/GC) services for the Columbia Operations Facility Project (Project); and

WHEREAS, by Resolution No. 24-03-22, dated March 27, 2024, the TriMet Board of Directors (Board) authorized an exemption from the competitive low-bid approach for the Project; and

WHEREAS, TriMet has 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 in the amount of \$534,135;

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 \$534,135, over the anticipated two and a half-year life of the Contract.

Dated: July 24, 2024



Presiding Officer

Attest:

Falesha Thrash
Recording Secretary

Approved as to Legal Sufficiency:



Legal Department