

Date: September 24, 2025

To: Board of Directors

From: Sam Desue, Jr.



Subject: **RESOLUTION NO. 25-09-45 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT MODIFICATION WITH MASS. ELECTRIC CONSTRUCTION COMPANY FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES FOR SIX ELEMENTS OF THE TYPE 1 TRACTION POWER SUBSTATION REPLACEMENT 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 second modification (Modification 2) of the Construction Manager/General Contractor (CM/GC) services contract with Mass. Electric Construction Company (MEC) for the procurement of long lead time items and construction services for six elements of the Type 1 Traction Power Substation (TPSS) Replacement Project (Project).

2. Type of Agenda Item

- ☐ Initial Contract
- ☒ Contract Modification

3. Type of Contract Procurement

- ☐ Low Bid / Invitation to Bid (ITB)
- ☒ Request for Proposals (RFP) (inc. CM/GC)
- ☐ Request for Qualifications (RFQ) (Personal Services)

4. Reason for Board Action

Board authorization is required for all contract modifications causing contract amounts to exceed amounts previously authorized by the Board.

5. Type of Action

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

6. Background

The twelve Type 1 Traction Power Substations (TPSS) that power the MAX light rail system along the Banfield section of the Blue Line were installed in approximately 1983. These now have reached the end of their normal expected service life. Many of the electrical and other critical components of these Type 1 TPSS are obsolete and are no longer supported by the manufacturer. Therefore, all must be replaced as part of the Type 1 TPSS Replacement

Project to ensure a continued State of Good Repair (SGR) along the MAX Blue Line.

The overall Project is a multi-year effort that is being managed as a multiple element project, with an anticipated completion date in 2028. A multiple element project generally is one containing multiple similar scopes with independent utility, broken into sub-scopes for delivery on different schedules. This approach is often necessary to minimize the disruption of transit service inherent in performing SGR work along the operating MAX system.

At its March 2025 meeting, the Board approved Resolution No. 25-03-14, which authorized a CM/GC contract with MEC in an amount not to exceed \$169,641 for Pre-Construction Services for the Project. At its June 2025 meeting, the Board approved Resolution No. 25-06-32, which authorized Modification 1 of the CM/GC contract in an amount not to exceed \$4,895,000, to procure long lead items, such as a prefabricated TPSS and associated spare parts for the E. 181st Avenue element of the Project. The Board's adoption of this Resolution will authorize Modification 2 of the CM/GC contract to allow MEC to complete the procurement of long lead items for the other five Project elements, and proceed with construction on all six elements of the Project, listed below:

- E. 60th Avenue
- Gateway Transit Center
- E. 122nd Avenue
- E. 148th Avenue
- E. 181st Avenue, and
- Gresham Transit Center

At all six sites, the existing prefabricated TPSS will be removed and replaced with a new prefabricated TPSS. However, the existing site infrastructure, i.e., foundations, ground grid, duct banks, and Direct Current (DC) feeder cables, will be modified and reused. This will reduce construction time and negative impacts on the neighboring community. The new TPSS will comply with current safety standards, provide sufficient space to conduct minor repairs safely on-site to minimize light rail system downtime, and incorporate active cooling measures to enhance system resiliency during anticipated extreme heat events.

Procuring the TPSS and associated equipment early is critical to the success of each individual project element so that the equipment arrives in time for installation to prevent disruption and delay of the construction work.

This Resolution would authorize an increase in the CM/GC contract of \$15,550,000 for purchase of long lead items for the Project's remaining five Traction Power Substations at E. 60th Avenue, Gateway Transit Center, E. 122nd Avenue, E. 148th Avenue, and Gresham Transit Center. The Resolution also authorizes an increase in the contract amount of \$14,000,000 to add construction services for all six elements. Along with these increases of \$29,550,000 to the CM/GC contract, the Resolution seeks Change Order authority of \$2,955,000 (or 10%), for a total increase of authority of \$32,505,000.

The current amount already authorized for the CM/GC contract, along with the additional estimated costs to procure the additional five TPSSs and related equipment and add construction services for all six elements, are detailed in the table below:

Resolution No. 25-03-14 Authorizing Pre-Construction Services	\$169,641	
Resolution No. 25-06-32 Authorizing Modification 1 for E. 181 st Avenue Long Lead items Change Order Allowance	\$4,450,000 \$445,000	
Subtotal		\$5,064,641
This Resolution No. 25-09-45 Authorizing Modification 2		
Prefabricated TPSSs (structures, including TPSS equipment, for five additional elements)	\$15,550,000	
Construction Services (all six elements)	\$14,000,000	
Change Order Allowance (10% of additional amount authorized by this Resolution No. 25-09-xx)	\$2,955,000	
Total Amount Requested by this Resolution No. 25-09-45 (Subtotal)		\$32,505,000
Total Amount of Revised CM/GC Contract		\$37,569,641

As shown in the table above, the Board's approval of this Resolution will bring the total amount authorized for the MEC CM/GC contract for this Project to \$37,569,641

7. Description of Procurement Process

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

8. Disadvantaged & Small Business Utilization

In its proposal, MEC indicated it would subcontract with small business contractors for approximately 20% of the work. Potential subcontracting areas include electrical, mechanical, fiber optics, telephones, structural, architectural, electrical testing, engineering studies, concrete, general commercial construction, and traffic control. TriMet staff will continue to work with MEC to optimize small business subcontracting opportunities on the Project.

9. Financial/Budget Impact

The amount of the Modification for these six elements: E. 60th Avenue, Gateway Transit Center, E. 122nd Avenue, E. 148th Avenue, E. 181st Avenue, and Gresham Transit Center, is included in the Maintenance Division's FY2026 budget and future Fiscal Year budget forecasts for the Division.

10. Impact if Not Approved

If the Resolution is not approved, the prefabricated TPSSs and associated construction services would need to be procured at a later date, delaying the overall Project and increasing its costs. Although TriMet could terminate the CM/GC arrangement under the terms of the CM/GC contract and obtain bids for the construction work, doing so would likely result in delay, additional price escalation and continued price uncertainty.

Moreover, MEC has performed well on the Project so far, and its CM/GC contract requires “open book” negotiations that lead to fair and reasonable pricing. The approval of Modification 2 of the CM/GC contract will ensure that the Project maintains its current schedule.

RESOLUTION NO. 25-09-45

**RESOLUTION NO. 25-09-45 OF THE TRI-COUNTY METROPOLITAN
TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A
CONTRACT MODIFICATION WITH MASS. ELECTRIC CONSTRUCTION
COMPANY FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR
SERVICES FOR SIX ELEMENTS OF THE TYPE 1 TRACTION POWER
SUBSTATION REPLACEMENT PROJECT**

WHEREAS, TriMet has authority under ORS 267.200 to enter into a second contract modification (Modification 2) with Mass. Electric Construction Company (MEC) for Construction Manager/General Contractor (CM/GC) services for six elements of the Type 1 Traction Power Substation (TPSS) Replacement Project (Project); and

WHEREAS, Modification 2 would increase the total authorized amount of the CM/GC services contract to \$37,569,641, allowing MEC to continue to purchase long lead items in the amount of \$15,550,000, and proceed with Project construction work in the amount of \$14,000,000, and authorize Change Orders in an amount not to exceed \$2,955,000 (10% of the additional amount of Modification 2); and

WHEREAS, by Resolution No. 25-06-29, dated June 25, 2025, the TriMet Board of Directors (Board) adopted a Statement of Policies requiring the Board to approve contracts obligating TriMet to pay in excess of \$2,000,000; and

WHEREAS, the total amount of this Modification exceeds the contract amount previously authorized by 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 Modification 2 to the MEC CM/GC contract in the total amount of \$32,505,000, to allow MEC to continue purchases of long lead and to proceed with the Project construction work.
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 \$2,955,000, through the Project's anticipated completion in 2028.

Dated: September 24, 2025

Attest:

Presiding Officer

Recording Secretary

Approved as to Legal Sufficiency:



Legal Department