

Date: June 28, 2023

To: Board of Directors

From: Sam Desue, Jr.

Subject: RESOLUTION NO. 23-06-27 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT MODIFICATION WITH STANTEC ARCHITECTURE, INC. (STANTEC) FOR DESIGN SERVICES FOR THE FOURTH BUS BASE 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 contract modification (Modification) with Stantec Architecture, Inc. (Stantec) for design services for the Fourth Bus Base Facility Project (Project).

Type of Agenda Item

- Initial Contract
- Contract Modification
- Other _____

2. 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):

3. Reason for Board Action

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

4. Type of Action

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

5. Background

In 2018, TriMet procured a 30-acre site at 4421 NE Columbia Boulevard in Portland to serve as a fourth bus base, in order to house its rapidly expanding bus fleet and service needs. The site previously was used as a heavy equipment maintenance facility and included equipment maintenance structures, warehouses and office buildings, and TriMet believed some of these structures could be re-purposed at the time it acquired the site.

Because federal funds support the Project, TriMet procured a professional design services contract pursuant to the federal Brooks Act, under which the contract is awarded to the most qualified proposer (determined to be Stantec), and the price for the services is subsequently negotiated. At its July 2018 meeting, the Board approved Resolution No. 18-07-56, authorizing the award of a contract to Stantec in the amount of \$5,685,000 for Project design services.

Under the initial procurement, Stantec was contracted to design the property in two Phases. The focus of the design contract for Phase I was site preparation and conversion of some of the existing buildings and facilities for limited bus operations use. This was envisioned in order to minimize construction costs and meet the expedited timeline required by TriMet's expanding bus fleet and service needs at the time.

Therefore, Stantec initiated a master planning effort that included a limited amount of new facilities, plus renovations to existing buildings to meet the expedited timeline. After a significant design effort by Stantec, TriMet determined that renovation of the existing buildings for TriMet's needs was not feasible. TriMet also directed Stantec to explore the possible use of temporary structures to timely provide the necessary facilities for TriMet's service expansion, but that also was determined not to be feasible.

Phase II of the design contract was to advance the long-term bus base design to the 30% design milestone, based on the functions the agency believed was necessary to support TriMet's expanding bus fleet and service needs at the time. However, in late 2020, as a result of the COVID-19 pandemic TriMet no longer had an immediate need to meet the expedited timeline, and the Project was put on hold until the Summer of 2022.

At that time, TriMet began a new programming effort for the Project that accounted for revised service growth projections and TriMet's ongoing commitment to transition to a zero-emissions bus fleet. As a result, TriMet requested Stantec to produce a revised Master Plan for the Project, which now is at the 5% design stage. Approximately \$800,000 remains under the initial contract award.

The Project now consists of renovation/demolition of existing structures, installation of utilities on the site and construction of a storm water system, construction of a bus maintenance facility, an operations building, installation of alternative fuel infrastructure, and additional site work related to bus operations. To advance the new Master Plan to the Construction Documents stage, the work under the requested Modification authority will develop the design to 100%, on a schedule that meets the Agency's updated timeline.

The new Bus Base facility must be in operation by 2029 in order to meet projected service needs, and to provide overflow space while the Center Street Operations Facility undergoes renovations to accommodate zero-emissions buses. The current Project schedule anticipates that the design work necessary to advance the Master Plan will start in July 2023 at 5% design, and require two years to complete 100% design. After one year of permitting, Project construction is slated to start in 2026 and continue through 2029. As the design professional, Stantec will not be engaged to construct the Project.

Because Stantec remains the most qualified design professional for the Project, TriMet renegotiated the contract amount for the revised scope of work. This Resolution authorizes a Modification to increase the amount of the Stantec contract by \$22,000,000, and raise the total amount of the contract to \$27,685,000, in order to advance the Project to 100% design.

6. Description of Procurement Process

This contract was procured via a qualifications-based Request for Proposal (RFP) process.

7. Diversity

The Stantec workforce is 21% minority and 35% female. In its original proposal, Stantec anticipated using DBE firms for approximately 26% of the work, and Stantec is currently at 25% utilization. Stantec anticipates meeting its 26% goal while bringing the Project to completion.

8. Financial/Budget Impact

The additional cost of this Modification is included in the approved FY2024 Engineering, Construction, and Planning Division budget for the Project.

9. Impact if Not Approved

Failure to approve this Resolution will impair TriMet's ability to advance the design of the Project on the schedule anticipated to support TriMet's bus service needs. Although TriMet could reprocure the services, reprocurement would not be likely to result in greater competition or a lower cost. Approval of this Modification is strongly recommended.

RESOLUTION NO. 23-06-27

RESOLUTION NO. 23-06-27 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT MODIFICATION WITH STANTEC ARCHITECTURE, INC. (STANTEC) FOR DESIGN SERVICES FOR THE FOURTH BUS BASE FACILITY PROJECT

WHEREAS, TriMet has authority under ORS 267.200 to enter into a contract modification with Stantec Architecture, Inc. (Stantec) for design services for the Fourth Bus Base Facility Project (Modification); and

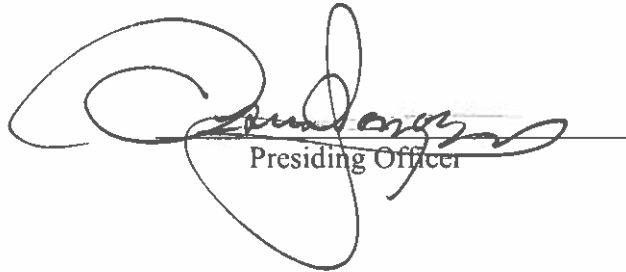
WHEREAS, by Resolution No. 22-05-35, dated May 25, 2022, the TriMet Board of Directors (Board) adopted a Statement of Policies requiring the Board to approve contracts obligating TriMet to pay in excess of \$1,000,000; and

WHEREAS, the total amount of this Modification exceeds the contract amount previously authorized by the Board;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Contract shall conform with applicable law.
2. That the General Manager or his designee is authorized to execute a Modification to the contract with Stantec, increasing the contract amount by \$22,000,000, from the current amount of \$5,685,000 to a new total amount of \$27,685,000, through the contract's December 31, 2031 termination date.

Dated: June 28, 2023


Presiding Officer

Attest:


Recording Secretary

Approved as to Legal Sufficiency:


Legal Department